

MIGRANT WORKERS AND THE HOUSING MARKET

A CASE STUDY OF DUNGANNON

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EXECUTIVE SUMMARY

INTRODUCTION

Between 2001 and 2004 the population of Northern Ireland grew by around 7,000 people or 0.4% each year. This increase was due to natural change (more births than deaths) with virtually no change in the size of the population due to net migration. Over the following three years, from 2004 to 2007, annual increases in population doubled. Between 2006 and 2007, the population was estimated to have increased by 1% (NISRA 2008). This recent growth was primarily due to European Union expansion and the subsequent increase in migration of foreign nationals (migrant workers) into Northern Ireland.

Migrant workers¹ have become an increasingly visible social group in Northern Ireland over the past few years. Evidence suggests that the Dungannon area, in particular, has experienced major inward migration since 2002. Dungannon was one of the first areas to experience the movement of migrant workers to Northern Ireland. Portuguese nationals were the first migrant workers to move to these areas, and were employed mainly in the food processing industry. This was followed by substantial migration from A8² countries after May 2004, who work in food processing, nursing, hospitality, and in the construction industry

However, so far there has been no comprehensive study of the effect of the rapid increase in the number of migrant workers on Northern Ireland's housing market. This research goes some way to address this issue. Using Dungannon as a case study, it examines the impact that migrant workers have had on the local housing market, provides an insight into their current housing circumstances and gives a preliminary indication of their future housing needs. It is important to note that when this research was originally commissioned more than three years ago, the housing market context was very different, which is reflected in the qualitative evidence gathered in Dungannon in 2008. Given the time period over which the research was completed (2006 – 2008) it is also important to note the significant change in economic climate in which migrant workers – who are particularly vulnerable in economic downturns – have found themselves.

Dungannon is a rural town, 40 miles west of Belfast, with a population of approximately 11,000 people. In recent years, large numbers of migrants have moved into the area (first Portuguese, then Polish, Lithuanian and other East European nationals; also some migrants from Brazil), recruited to work mainly in the local food-processing factories.

¹ For the purposes of this report a migrant worker is defined as “a person travelling to a country that they are not a national of, for the primary purpose of work”

² A8 Countries include Estonia, Latvia, Lithuania, Poland, Czech Republic, Slovakia, Hungary and Slovenia.

AIMS

The overall aim of the research project was to use the case study of Dungannon to help to understand the impact of concentrations of migrant workers on the local housing market and consequent operational issues and housing policy responses.

OBJECTIVES

The following objectives and sources of information were agreed:

- To describe and analyse key social, economic and demographic characteristics of migrant workers in Dungannon in the context of Dungannon's population as a whole (*to be addressed in a household survey*).
- To establish recent trends in the demand for housing in the private and social sectors, including the incidence of homelessness, and estimate how this has been affected by the inflow of migrant workers (*to be provided by analysis of the local housing market*).
- To provide a profile of the social housing market by estate and the suitability of these locations for migrant workers (*to be based on qualitative evidence from the Housing Executive's Dungannon District Office*).
- To provide an insight into the demand for and the supply of owner-occupied homes, including the availability of suitable land and affordability issues in Dungannon and potential means of addressing these, and to provide a profile of new and pending housing developments and their subsequent tenure (*to be derived from a synthesis of semi-structured interviews with key players in the local housing market*).
- To provide an initial assessment of housing and health issues in relation to migrant workers (*to be addressed in the household survey*).
- To provide a profile of private rented sector accommodation (*to be based on the household survey and interviews with key players in the local housing market*).

SURVEY METHODOLOGY

A combination of quantitative and qualitative methods were used in this research: a household questionnaire and semi-structured interviews with key players, to provide core findings, and more in-depth, semi-structured interviews with key players in the housing market focussing on their experiences of housing issues which concern migrant workers; this work was supplemented by secondary analysis of existing data sources. In addition, a short literature review summarises the findings of similar research undertaken in Great Britain and assesses its relevance for Northern Ireland.

The report is structured as follows:

- Chapter 1 provides an overview of Dungannon's housing market.
- Chapter 2 summarises other research undertaken on the housing issues concerning migrant workers and their impact on the housing market, drawing in particular on

work commissioned by Decent and Safe Homes (Phillimore, 2008) and by the Joseph Rowntree Foundation (Perry, 2008).

- Chapter 3 reminds the reader of key findings which emerged from the preliminary phase of the research, contrasting findings relating to migrant workers and the population of selected housing estates as a whole.
- Chapters 4 and 5 set out the findings from the household survey of 78 migrant workers undertaken in March and April 2008 and the findings of the qualitative research undertaken with estate agents in September 2008.
- Chapter 6 illustrates additional housing-related problems faced by migrant workers in a number of case studies selected from STEP's client base in the Dungannon area.
- Chapter 7, the conclusions and recommendations chapter, draws together the most important findings and relates them to the original objectives of the research, and provides a number of recommendations developed in partnership with STEP, Corporate Planning, the Equality Unit and Housing and Regeneration.

1.0 THE DUNGANNON HOUSING MARKET

- The number of new dwelling starts rose steadily from 2003/04 to a peak of 773 in 2005/06 and has subsequently declined as a consequence of the impact of the 'credit crunch' and uncertainty in the property market and a vulnerable construction industry.
- The rapid increase in house prices that was evident between 2005 and 2007 has been reversed, with average house prices for the Enniskillen/Fermanagh/South Tyrone area dropping by 34% between their peak in Q2, 2007 (£244,068) and Q2, 2009 (£161,431).
- Though prices have come down, affordability remains a problem due to other circumstances such as lending restrictions and deposit requirements imposed by lenders in response to the "credit crunch".
- Recent funding announcements by the Bank of Ireland and the Ulster Bank should see an increase in the uptake of the Co-Ownership scheme.
- Reducing sales of social stock has reduced the supply of affordable homes.
- Demand for social housing remains high, particularly on the west side of the town.
- The private rented sector has grown significantly and ease of access means it will continue to provide the optimum solution to the housing needs of many migrant workers.

2.0 AN OVERVIEW OF THE LITERATURE

This brief overview of a cross-section of the most relevant research material has highlighted a number of key research questions and issues which are examined in the following chapters. The evidence from a range of studies undertaken in the UK would indicate that migrant workers are confronted by a range of housing and housing-related problems. In particular, on arrival they have little alternative but to live in the poorer quality housing, often in a little-regulated private rented sector, where overcrowding is commonplace and where there is a lack of security. In addition difficulties of accessing social housing and sometimes hostility from local residents

adds to the adversity of migrant's experiences in housing terms. The studies also highlight the impact of migrant workers on the first-time buyers market.

The 'super-diversity', the lack of a reliable and continuously updated evidence base and pressure on resources have all contributed to policies and practices which militate against the ability of migrant workers to access good quality secure accommodation and a reasonable price – in other words a 'decent home'.

The Cattle Report (2002) provides a useful definition for the "cohesive community" for which civil society strives in its attempt to accommodate migrant workers.

The following chapters, which focus on the experiences of migrant workers in Dungannon town, re-visit these themes and will permit comparisons to be drawn with other parts of the UK.

3.0 PRELIMINARY RESEARCH – HOUSEHOLD SURVEY 2006

- Migrant workers tended to live in larger households than the population as a whole. The average household size based on all respondents was 2.86 compared to an average household size of 3.34 based on migrant workers only.
- Migrant worker HRP's had a much lower age profile than the wider population. More than three-quarters (34; 79%) of migrant workers were aged under 40, compared to 55% of all respondents.
- Two-thirds (38; 66%) of migrant worker respondents were male compared to 51% of all respondents.
- Almost half (28; 48%) of migrant workers were Portuguese and 22 (38%) were Eastern European.
- The majority (50; 86%) of migrant workers were working, compared to 52% of all respondents.
- Most migrant worker households earned less than £200 per week.
- Very small proportions of migrant workers were in receipt of any benefits other than Child Benefit.
- Almost three-quarters (42; 72%) of migrant workers lived in private rented accommodation, compared to 39% of all respondents.
- Two-thirds (37; 66%) of migrant workers living in rented accommodation paid rent of between £101 and £150 per week, compared to 42% of all respondents who rented.
- Almost all migrant workers (56; 97%) said they intended to remain in Dungannon/Northern Ireland in the future.

4.0 MIGRANT WORKERS SURVEY 2008

- Migrant workers were predominantly male and aged under 40.
- The majority (85%) of migrant workers were working, mainly in the local food processing industry. Almost one-third of migrant workers worked through an employment agency. The average number of hours worked per week by migrant workers was 38.33.
- Almost three-quarters of migrant worker households earned more than £200 per week.

- The main benefits received by migrant workers were Working Tax Credit and Child Benefit.
- Equal proportions (31%) of migrant workers were Portuguese and Polish and more than one-quarter (28%) were Lithuanian. These findings are evidence of the arrival of greater numbers of migrant workers from the A8 countries since EU enlargement in 2004.
- Migrant workers generally had limited English language skills.
- The overwhelming majority (92%) of migrant workers lived in private-rented accommodation.
- More than half (56%) of migrant workers lived in single family dwellings and the remainder in Houses in Multiple Occupation.
- The average number of migrant workers living in the same property was 3.94, considerably larger than the Northern Ireland average household size of 2.53.
- The average weekly rent paid by migrant workers was £123.75.
- To get their accommodation three-quarters of migrant workers had to pay a deposit and two-thirds had to pay rent in advance. Almost two-thirds had to pay both rent in advance and a separate deposit.
- The main contact details migrant workers had for their landlord was a mobile phone number.
- Three-quarters of migrant workers said they were provided with a rent book.
- Two-thirds of respondents had a written tenancy agreement.
- The majority (83%) of migrant workers said they intended to remain in Dungannon/Northern Ireland.
- More than one-quarter (26%) of migrant workers said they had experienced discrimination locally because of their migrant status, mainly in employment.
- A number of housing related risks to health and wellbeing were cited by respondents: damp/condensation (33%), general maintenance (21%), and lack of heating (19%).
- A number of work related risks to health and wellbeing were identified: stress (39%) and noise (37%) were the most commonly quoted.

5.0 SURVEY OF ESTATE AND LETTING AGENTS

- All the agents interviewed described the housing market in Dungannon as either 'stagnant' or 'in reverse' due to decreasing values and demand.
- All agents reported substantial drops in house prices, on average 40% down on peak values.
- All agents thought there were affordability problems for first time buyers and singles, though not necessarily related to house prices, mainly due to difficulty in accessing mortgages, particularly in finding deposits.
- Agents stated that the majority of landlords had been operating for less than five years and had relatively small portfolios, generally one to two properties.
- All the agents interviewed reported a dramatic increase in the supply of rental accommodation in the last five years, although one agent stated there had been no movement in the last year. Agents said this was influenced by the general housing boom and the ease in obtaining buy-to-let mortgages coupled with the arrival of large numbers of migrant workers.
- All agents stated that the demand for rented accommodation had increased significantly over the last five years although there were signs that this had been levelling off over the last year. The main influence on the increased demand for rented accommodation cited by all agents was the arrival of migrant workers. A

number of agents also felt that the current affordability problems are increasing the demand for rented accommodation.

- All agents reported that the migrant worker population had had a huge influence on the rental market in Dungannon, with all saying that there was no real private rental market before they arrived.
- None of the agents interviewed expected this trend to continue, most expected current levels to be maintained or to decline slightly. All stated that this was dependent on the current financial situation.

6.0 MIGRANT WORKER CASE STUDIES

The previous chapter has provided both a demographic and socio-economic profile of migrant workers in Dungannon and an overview of the housing circumstances and insight into landlord tenant relationships. From this it would appear that the poor quality housing endured by many migrant workers in Great Britain (see Chapter 2.0) is not mirrored in Dungannon. However, the household survey undertaken in Dungannon would indicate that there are comparable problems for migrant workers in relation to affordability, availability of rent books/tenancy agreements and poor relationships between tenant and landlord. The repairs service in particular was seen as a bone of contention with more than one-fifth (22%) being dissatisfied or very dissatisfied.

In many ways these findings are not untypical of the experience of private tenants generally in Northern Ireland. However, as the case studies provided by STEP for this chapter illustrate, migrant workers can face additional major housing-related problems. The case studies have been selected from STEP's client base in the Dungannon area.

Case study 1 illustrates the problems of insecurity of tenancy and loss of deposit as a consequence of a landlord facing repossession due to inability to meet mortgage payments.

Case study 2 clearly shows the housing and benefit issues faced by a migrant worker who experienced industrial injury.

Case study 3 highlights the difficulty for migrant workers living in houses in multiple occupation.

Case study 4 illustrates the housing problems that can arise when migrant workers experience abuse, intimidation and harassment because of their ethnicity.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This chapter revisits the objectives for the research project and summarises the main conclusions in relation to each of them. It also provides some recommendations for future housing and housing related policy to address the issues facing migrant workers in the context of their role in Dungannon's housing market.

The key objectives of the research and the related main conclusions are set out below. Detailed data have been collected for each objective.

Objective 1

To describe and analyse key social, economic and demographic characteristics of migrant workers in Dungannon in the context of Dungannon's population as a whole.

Both the preliminary research and the household survey focussing on migrant workers provided a plethora of socio-economic and demographic data. In summary: migrant worker households tended to be larger, younger, predominately male with higher levels of employment, but living on lower incomes than the wider population in selected estates in Dungannon.

Objective 2

To establish recent trends in the demand for housing in the private and social sectors, including the incidence of homelessness, and estimate how this has been affected by the inflow of migrant workers.

Both the quantitative and qualitative evidence indicates that migrant workers have had a significant impact on Dungannon's housing market, particularly in relation to the demand for private rented accommodation. However, a growing number are seeking accommodation in social housing. Evidence emerged from the analysis of District Office records that a growing number of migrant workers were being awarded FDA homeless status. This process has been facilitated by STEP which has proved to be an effective representative on behalf of migrant workers presenting as homeless.

Objective 3

To provide a profile of the social housing market by estate and the suitability of these locations for migrant workers.

Dungannon's social housing market comprises a series of small to medium sized estates, the largest of which is Lisnahull with more than 250 properties. These estates generally comprise well maintained terraced and semi-detached properties, a considerable proportion of which have been sold. These estates are grouped into Dungannon 1 and Dungannon 2 for the purposes of housing management. More than 120 social dwellings have been allocated to migrant workers, mainly in Dungannon 1. Initially there was some antipathy toward incoming migrant workers. However, more recently the situation has improved, although there have been ongoing incidents of abuse and harassment of migrant workers in the Lisnahull and Ballygawley Road estates. The waiting list for social housing in Dungannon rose rapidly between 2005 and 2007 but now appears to have stabilised, partly as a result of the decline in the number of additional migrants coming to Dungannon.

Objective 4

To provide an insight into the demand for and the supply of owner-occupied homes, including the availability of suitable land and affordability issues in Dungannon and potential means of addressing these and to provide a profile of new and pending housing developments and their subsequent tenure.

The demand for owner-occupied houses in Dungannon continues to exist. However, due to the effects of the "credit crunch", effective demand is more limited. Affordability remains a significant issue for first time buyers, increasingly because of the size of the deposit required. A number of new housing developments are under construction but the pace of completion has slowed in the face of weak demand. Only a very small proportion of migrant workers are in the owner occupied sector.

Objective 5

To provide an initial assessment of housing and health issues in relation to migrant workers.

In line with much of the research undertaken in GB (outlined in the literature review) most of the housing issues confronted by migrant workers related to their occupancy of the private rented sector. For example, three-quarters of respondents stated that their landlord/agent did not provide them with a rent book and although more than two-thirds had signed a written tenancy agreement the remainder had only a verbal agreement. Another difficulty highlighted was that the main contact details respondents had for their landlord was a mobile phone number. However, in contrast to GB, the condition of the housing in terms of unfitness and disrepair was not an issue for migrant workers, with most properties being either relatively new or previously owned and well maintained by the Housing Executive.

Most migrant workers were also not concerned about housing and health, partly because of the relative good quality of their homes but also the relatively young age profile of migrant worker households. The vast majority (91%) of migrant workers described their health as good/fairly good.

However, the research highlighted a number of important housing related issues:

Migrant workers generally have limited English language skills highlighting the need for adequate materials to be provided in the appropriate languages. STEP also noted that the centralisation of services by the Housing Executive (e.g. Housing Benefit in Omagh) means more communication for migrant workers by telephone, primarily in English. Language support is available but this is accessed through English speaking operators, whereas face-to-face communication is more accessible for people whose first language is not English. This echoes the findings of a number of GB studies which highlight the importance of language support.

While the Housing Executive can only operate within its statutory responsibilities, the ending of the Worker Registration Scheme in 2011 may have adverse repercussions for the housing and benefit entitlements of migrant workers. In addition there is as yet no obligation on the Housing Executive District Offices to maintain records of migrant workers who present themselves as homeless, but whom the Housing Executive has no duty to assist. A more comprehensive view on homelessness would be achieved if consistent records were kept (it should be noted that Dungannon District Office has already started this process). However, perhaps the most intractable housing issues for migrant workers are highlighted by STEP's comment that:

“The Worker Registration Scheme and other restrictive mechanisms create destitute homeless people beyond the reach of the NIHE by making migrant workers ineligible for support. Migrant workers are among the most vulnerable during periods of economic downturn such as the present recession. The loss of their jobs and consequently their ability to pay for accommodation often renders them homeless.”

Objective 6

To provide a profile of private rented sector accommodation.

Private rented accommodation tends to be semi-detached or terraced housing in fairly new developments (<5 or 6 years old). Nearly two-thirds of all migrant workers lived in homes built since 2000. Standards of accommodation are generally good. Two-thirds of respondents were very satisfied/ satisfied with their accommodation and only 15 per cent expressed any dissatisfaction.

Demand and supply of private rented accommodation have risen sharply in the last five years driven largely by the arrival of large numbers of migrant workers.

RECOMMENDATIONS

Landlords

In line with the Private Tenancies (NI) Order 2006, all tenants should be provided with a rent book (free of charge) – this should contain the name and address of the landlord, the rent (and rates if applicable) payable and when it is due, and details of any other payments they should make. Tenants should also be provided with a Statement of Tenancy Terms within 28 days of the tenancy commencement.

Given that many smaller landlords may not be fully aware of their legal responsibilities under the Private Tenancies (NI) Order 2006, training should be organised to provide these small landlords with advice, particularly in relation to their responsibilities to occupants and the standard of accommodation they provide. This training should be widely publicised – in estate agents, banks and building societies, local press etc. Any training and support also needs to emphasise the threat to their investment if they do not manage their properties and tenancies properly.

The future of the Worker Registration Scheme

Given that the Worker Registration Scheme is set to come to an end in 2011, the Housing Executive should undertake research and consultation to ascertain the expected impact of this on access to housing for migrant workers.

HMO Issues

More than two-fifths of respondents lived in shared accommodation. Under Article 143 of the Housing (NI) Order 2003 these shared houses are classified as Houses in Multiple Occupation (HMOs). The recent study into HMO Registration in Northern Ireland³ sets out a number of recommendations in this area. Specifically, it provides a number of recommendations on how the HMO scheme can address the concerns raised by recent inflow of migrant workers.

The Housing Executive is responsible for ensuring that Houses in Multiple Occupation (HMOs) meet a number of requirements in relation to the overall condition of the dwelling, and the number of people living in the dwelling. It is important for the Housing Executive to continue to locate and identify HMOs with the aim of improving both the physical and management standards of HMOs. HMO inspections are an important way of ensuring that tenants in shared accommodation have adequate standards of accommodation at reasonable rents. Referral arrangements have been put in place between local District Offices and HMO units to

³ www.nihe.gov.uk/study_into_hmo_registration_in_northern_ireland_june_2008_.pdf

identify potential HMOs. Partnership arrangements with voluntary organisations such as STEP are important in order to address the housing and support needs of migrant workers in HMOs and these organisations should be encouraged to refer these HMOs to the Housing Executive for inspection.

Communication

The research shows that large proportions of migrant workers speak little or no English. There should be a focus on improving communication. The Housing Executive needs to produce more information about housing rights, Housing Benefit, HMO standards and registration, etc in all the main languages. Further language support is required to facilitate migrant workers who have to rely on telephone contact.

Rent Levels

The research shows that the average weekly rent paid by migrant workers renting privately in Dungannon is £123.75, which is significantly greater than the Housing Executive's Local Housing Allowance figure for Dungannon (£93.63/3 bedroom, £116.86/4 bedroom)⁴

The Housing Executive has little power to intervene in what is effectively a private market driven by supply and demand; but it should liaise with local migrant support groups such as STEP and the major employers to encourage landlords to limit rent increases. Linked to this, there needs to be a regular and realistic review of rents for Housing Benefit purposes.

⁴ www.nihe.gov.uk/index/yh-home/renting_privately/local_housing_allowance-2.htm

INTRODUCTION

Between 2001 and 2004 the population of Northern Ireland grew by around 7,000 people or 0.4% each year. This increase was due to natural change (more births than deaths) with virtually no change in the size of the population due to net migration. Over the following three years, from 2004 to 2007, annual increases in population doubled. Between 2006 and 2007, the population was estimated to have increased by 1% (NISRA 2008). This recent growth was primarily due to European Union expansion and the subsequent increase in migration of foreign nationals (migrant workers) into Northern Ireland.

Migrant workers⁵ have become an increasingly visible social group in Northern Ireland over the past few years. Evidence suggests that the Dungannon area, in particular, has experienced major inward migration since 2002. Dungannon was one of the first areas to experience the movement of migrant workers to Northern Ireland. Portuguese nationals were the first migrant workers to move to these areas, and were employed mainly in the food processing industry. This was followed by substantial migration from A8⁶ countries after May 2004, who work in food processing, nursing, hospitality, and in the construction industry

However, so far there has been no comprehensive study of the effect of the rapid increase in the number of migrant workers on Northern Ireland's housing market. This research goes some way to address this issue. Using Dungannon as a case study, it examines the impact that migrant workers have had on the local housing market, provides an insight into their current housing circumstances and gives a preliminary indication of their future housing needs. It is important to note that when this research was originally commissioned more than three years ago, the housing market context was very different, which is reflected in the qualitative evidence gathered in Dungannon in 2008. Given the time period over which the research was completed (2006 – 2008) it is also important to note the significant change in economic climate in which migrant workers – who are particularly vulnerable in economic downturns – have found themselves.

Dungannon is a rural town, 40 miles west of Belfast, with a population of approximately 11,000 people. In recent years, large numbers of migrants have moved into the area (first Portuguese, then Polish, Lithuanian and other East European nationals; also some migrants from Brazil), recruited to work mainly in the local food-processing factories.

⁵ For the purposes of this report a migrant worker is defined as “a person travelling to a country that they are not a national of, for the primary purpose of work”

⁶ A8 Countries include Estonia, Latvia, Lithuania, Poland, Czech Republic, Slovakia, Hungary and Slovenia.

Dungannon and South Tyrone Borough Council Area



Based upon Ordnance Survey of Northern Ireland's data with the permission of the Controller of Her Majesty's Stationary Office © Crown copyright and database rights NIMA EH&SA 209.3
Source: NIHE GIS

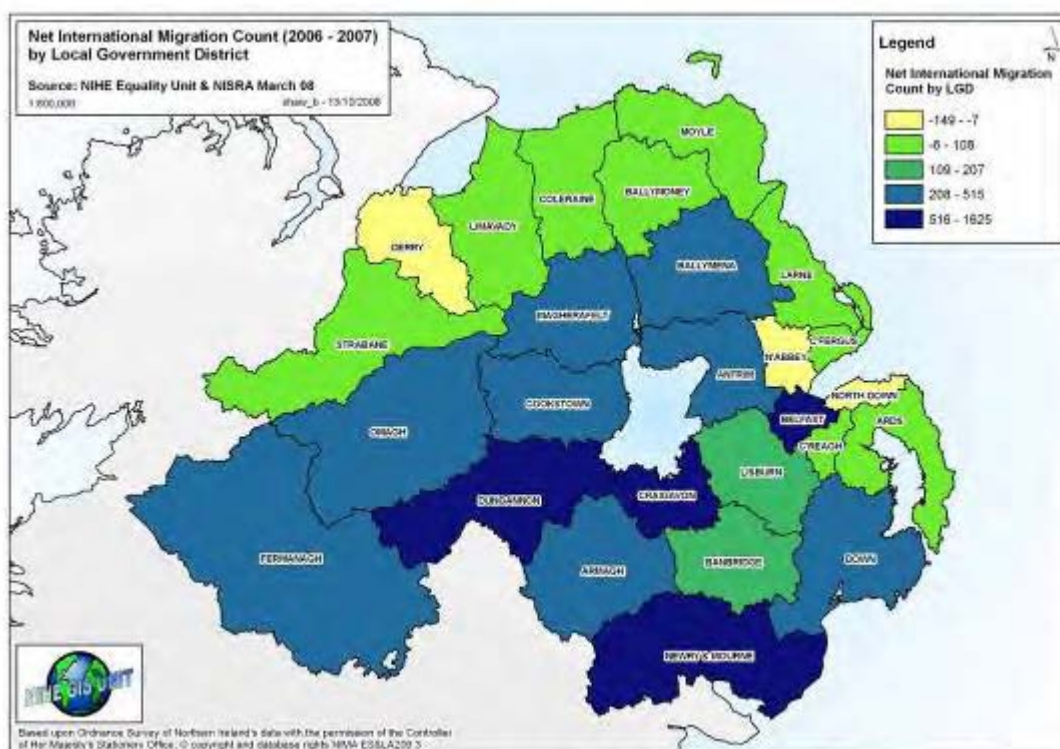
There are no accurate figures on the number of migrant workers in Northern Ireland. EU citizens can move freely into Northern Ireland without their details having to be recorded. There are, however, a number of sources of information that can help to give an indication of the number of migrant workers living in Northern Ireland, although they each have their own limitations. These include:

- NISRA mid year population estimates
- NISRA mid year working population estimates
- Workers Registration Scheme
- National Insurance Number Applications
- National Insurance Number Registrations
- Work permits
- Schools census
- Health card registrations
- Houses in Multiple Occupation (HMO) surveys

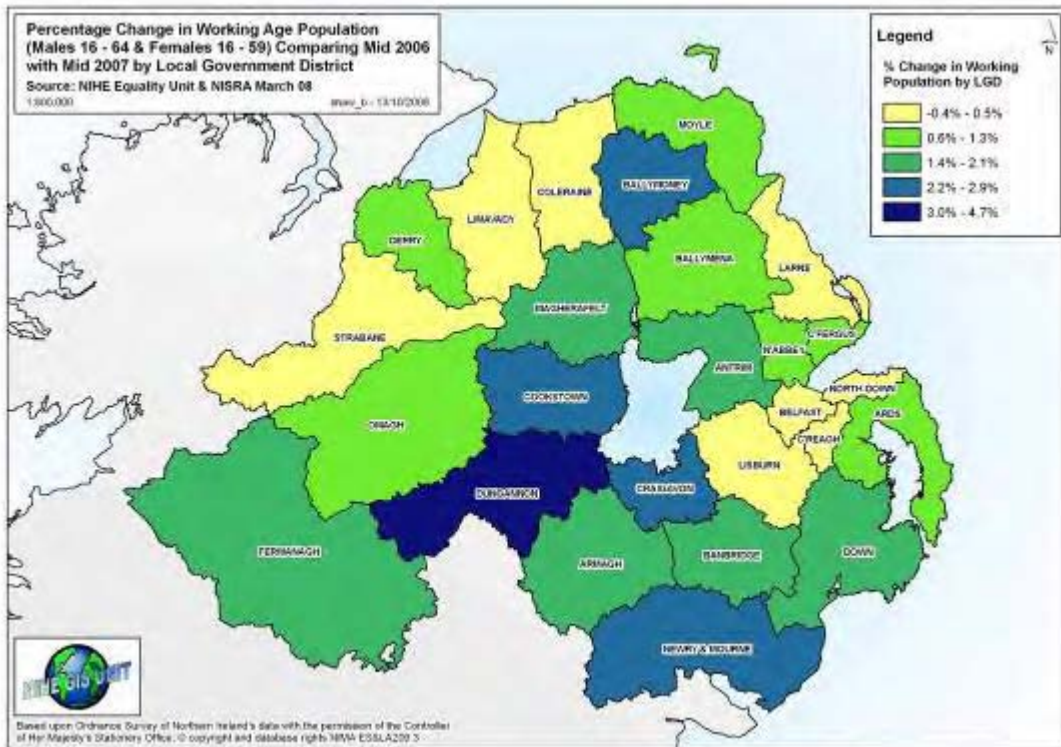
A recent NISRA report on mid year population estimates for Northern Ireland highlighted the continued increase in the population in the Dungannon Local Government District (LGD) in particular. Findings included:

- The overall population increase in Northern Ireland between mid 2006 and mid 2007 was 1%; however, the population increase in Dungannon LGD was 3.8%.

- Over the five years to mid 2007 the population of Dungannon Local Government District increased from 48,232 to 54,306 which is a 12.6% increase. This compares to overall population growth in Northern Ireland of 3.7% over this time.
- Comparisons between the mid 2006 and mid 2007 population estimates show an increase in the working age populations of Dungannon LGD by 4.7% compared to a Northern Ireland total of 1.1%.
- Dungannon has the highest number of Worker Registration Scheme registrations per 1,000 resident population in Northern Ireland.
- 8% of primary school pupils in Dungannon LGD had English as an additional language (the overall NI figure is 2%).
- Schools in Dungannon LGD had the largest percentage increase in pupils coming from outside Northern Ireland.
- In 2007 the percentage of births to mothers born outside the UK and Ireland was 18% in Dungannon LGD.
- The five highest electoral wards with new registrations with a family doctor in 2007 were all in Dungannon LGD. (NISRA 2008⁷).



⁷ http://www.nisra.gov.uk/archive/demography/population/midyear/mye_report_2007.pdf



AIMS

The overall aim of the research project was to use the case study of Dungannon to help to understand the impact of concentrations of migrant workers on the local housing market and consequent operational issues and housing policy responses.

OBJECTIVES

The following objectives and sources of information were agreed:

- To describe and analyse key social, economic and demographic characteristics of migrant workers in Dungannon in the context of Dungannon's population as a whole (*to be addressed in a household survey*).
- To establish recent trends in the demand for housing in the private and social sectors, including the incidence of homelessness, and estimate how this has been affected by the inflow of migrant workers (*to be provided by analysis of the local housing market*).
- To provide a profile of the social housing market by estate and the suitability of these locations for migrant workers (*to be based on qualitative evidence from the Housing Executive's Dungannon District Office*).
- To provide an insight into the demand for and the supply of owner-occupied homes, including the availability of suitable land and affordability issues in Dungannon and potential means of addressing these, and to provide a profile of new and pending housing developments and their subsequent tenure (*to be derived from a synthesis of semi-structured interviews with key players in the local housing market*).
- To provide an initial assessment of housing and health issues in relation to migrant workers (*to be addressed in the household survey*).
- To provide a profile of private rented sector accommodation (*to be based on the household survey and interviews with key players in the local housing market*).

SURVEY METHODOLOGY

A combination of quantitative and qualitative methods were used in this research: a household questionnaire and semi-structured interviews with key players, to provide core findings, and more in-depth, semi-structured interviews with key players in the housing market focussing on their experiences of housing issues which concern migrant workers; this work was supplemented by secondary analysis of existing data sources. In addition, a short literature review summarises the findings of similar research undertaken in Great Britain and assesses its relevance for Northern Ireland.

The report is structured as follows:

- Chapter 1 provides an overview of Dungannon's housing market.
- Chapter 2 summarises other research undertaken on the housing issues concerning migrant workers and their impact on the housing market, drawing in particular on work commissioned by Decent and Safe Homes (Phillimore, 2008) and by the Joseph Rowntree Foundation (Perry, 2008).
- Chapter 3 reminds the reader of key findings which emerged from the preliminary phase of the research, contrasting findings relating to migrant workers and the population of selected housing estates as a whole.
- Chapters 4 and 5 set out the findings from the household survey of 78 migrant workers undertaken in March and April 2008 and the findings of the qualitative research undertaken with estate agents in September 2008.
- Chapter 6 illustrates additional housing-related problems faced by migrant workers in a number of case studies selected from STEP's client base in the Dungannon area.
- Chapter 7, the conclusions and recommendations chapter, draws together the most important findings and relates them to the original objectives of the research, and provides a number of recommendations developed in partnership with STEP, Corporate Planning, the Equality Unit and Housing and Regeneration.

1.0 THE DUNGANNON HOUSING MARKET

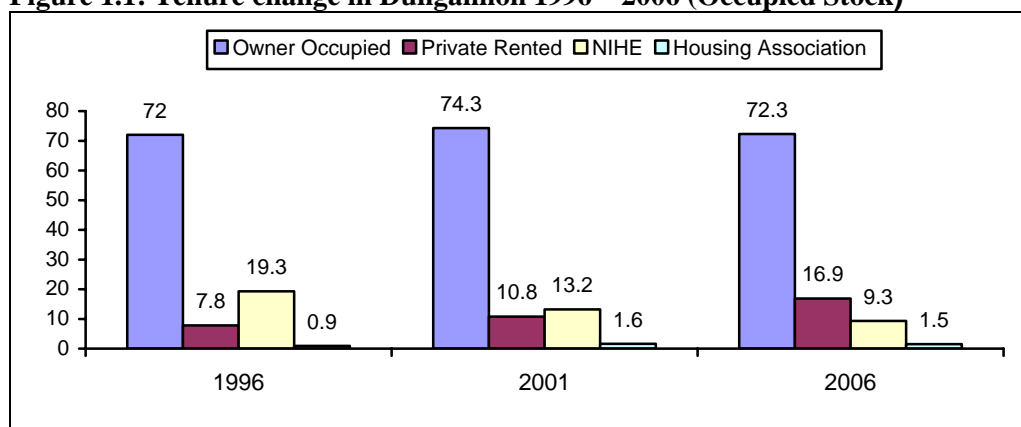
This section of the report provides an overview of the housing market context in Dungannon in which the migrant workers live and work. It draws on the most recent statistics to show a period of rapid change in the housing market.

Housing Stock

The total occupied housing stock in Dungannon and South Tyrone District Council area stood at 19,500 properties in 2006. The tenure profile demonstrated that owner occupation was at 72.3%, similar to the 1996 figure of 72%. However, this tenure seems to have peaked in 2001 at 74.3% and if trends are similar to other areas of Northern Ireland, owner occupation may now have fallen below the 70% barrier.

There has been a considerable increase in the size of the private rented market which comprised 16.9% of the housing market in 2006. Conversely there has been a marked decrease in the social housing sector (10.8%). This would suggest that in Dungannon and South Tyrone the private rented market would appear to have expanded at the expense of the owner-occupied and social sectors (Figure 1.1). There is some evidence that the highest rates of vacant dwellings are in areas where the tenure is predominantly private rental.

Figure 1.1: Tenure change in Dungannon 1996 – 2006 (Occupied Stock)



Source Northern Ireland House Condition Survey

1.1 The Private Sector

New House Building and Planning approvals

During the most recent five financial years for which figures are available (April 2004 – March 2009), there was major expansion of house building with a growth of new housing in Dungannon (such as the large private housing development of Lambfields). During this period, the highest figures of new build housing starts occurred in 2005/06, Northern Ireland's housing market was nearing its peak. In Dungannon, in 2005/06, there were 773 new private dwellings started, with 174 started in the last quarter, this compares to 627 dwellings started in 2004/05.

As the housing market has slowed over the last eighteen months, new build starts have also declined, with 547 new starts in Dungannon in the year ending March 2008. The downward trend has continued with just 410 new starts in the year ending March 2009. This is the lowest number within the period being measured emphasising the impact of the continuing 'credit crunch' on the housing market.

The 2008/09 figure represents a 25% fall on the 2007/08 numbers and is 47% below the 2005/06 figure.

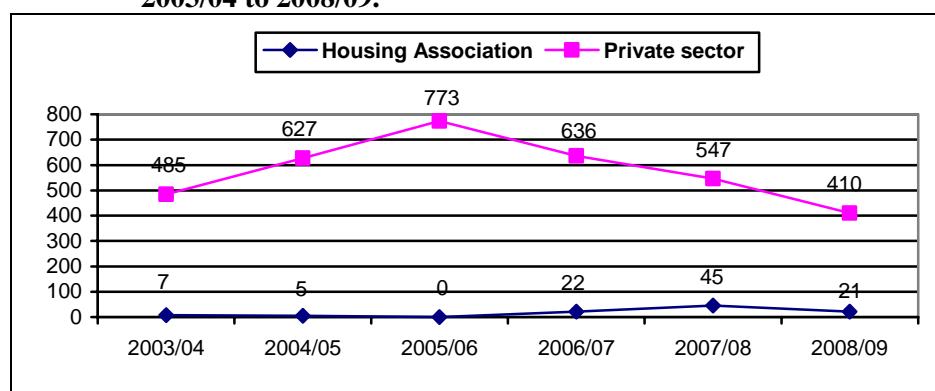
Table 1.1: Total New Dwelling starts by sector Dungannon & South Tyrone Council Area 2003/04 to 2008/09

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Housing Association	7	5	0	22	45	21
Private Sector	485	627	773	636	547	410
Total	492	632	773	658	592	431

Source DSD Housing Statistics

www.dsni.gov.uk/index/stats_and_research.htm

Figure 1.2: New dwelling starts by sector Dungannon & South Tyrone Council area 2003/04 to 2008/09.



A further indication of the changing market is the rapid reduction in the number of planning approvals in Dungannon (see Appendix 7).

House Prices

Table 1.2 shows the average house price for all properties in the Enniskillen/Fermanagh/South Tyrone area, by property type between 2007 and 2009, together with the percentage change over the year. Detached bungalows had the most significant price reduction, followed by semi-detached houses.

Table 1.2: Average House Price by Property Type

Property Type	Price Statistics			% Change	
	Q2 2007 (£)	Q2 2008 (£)	Q2 2009 (£)	Since 2008	From peak
Terraced House	162,625	123,590	109,500	-11%	-33%
Semi-Detached House	202,594	176,313	128,727	-27%	-36%
Detached House	319,762	276,429	346,500	25%	8%
Detached Bungalow	259,633	195,000	157,591	-19%	-39%
Apartment	-	-	-	-	-

Source: University of Ulster, N.I. Quarterly House Price Index August 2007, 2008 & 2009

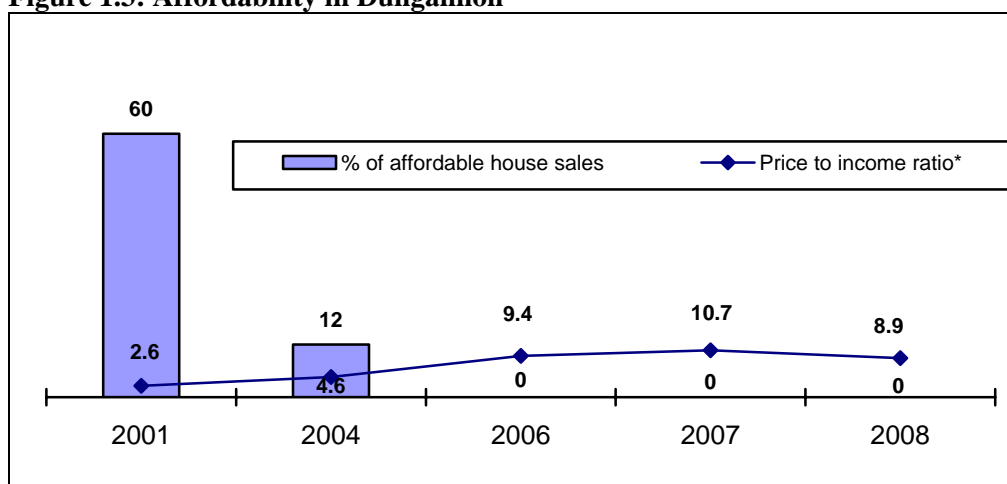
The University of Ulster NI Quarterly House Price Index (Quarter 2, 2009) indicated that in Enniskillen/Fermanagh/South Tyrone the average house price of £161,431 represented a decline of 16.5% over the year and a decline of 33.9% on the corresponding 2007 figures. While this geographical area is wider than the area of this study, it may be reasonable to assume that Dungannon has experienced a similar trend. At Northern Ireland level, the average price of a house has fallen by 29.5% during the previous year.

The Enniskillen/Fermanagh/South Tyrone market follows the overall Northern Ireland pattern of a significant reduction in average prices annually but with a small increase on a quarterly basis. For Enniskillen/Fermanagh/South Tyrone the overall average price (£161,431) is down by 16.5% on an annual basis compared to a rate of decline of 30.3% in Q1 2009. Over the quarter, the overall average price level has increased relative to the first quarter of 2009 by 1.1%. The improving market is apparent in most sectors notably in terms of a lower rate of price decline, though the statistics are variable. Over the year terraced/townhouses (£109,500) are down by 11.4%, semi-detached houses (£128,727) by 27% and detached bungalows (£157,591) by 19.2% whereas, and emphasising the volatile nature of the market, detached houses (£346,500) are up by 25.3%.

1.2 *Affordability*

Between 2001 and 2007 the affordability problem for first time buyers became steadily worse. In 2001, the house price to income ratio in Dungannon was 2.6:1. By 2007 the ratio had risen to 10.7:1, and no houses were considered affordable to first time buyers. Since the summer of 2007 house prices have fallen dramatically; however, affordability has not improved significantly for first time buyers; the ratio for 2008 was 8.9:1. Figure 1.3 illustrates this point graphically. Tighter lending criteria are acting as a barrier to first time buyers entering the market as lenders have required higher deposits, therefore lower loan to value ratios, with punitive interest rates for those requiring more traditional 90 or 95% loan to value ratios.

Figure 1.3: Affordability in Dungannon



Source: NIHE Affordability Index

*This mode uses median income to measure the affordable house price (25th percentile price) to income ratio.

1.3 *Co-Ownership*

The Northern Ireland Co-Ownership Housing Association has traditionally assisted those on low incomes to access the owner-occupied housing sector. In Dungannon and South Tyrone a total of 184 properties have been purchased through the scheme, 153 of which have been purchased outright by the occupier. However, in March 2008, new applications were no longer accepted due to excessive demand and related funding difficulties. However, on 7 October 2008, it was announced that £35m of private finance had been acquired along with the £15m additional grant from Government. As a result, it is expected that 200 applications will be processed by March 2009. It is not clear how this funding will be distributed geographically, but it may be reasonable to assume that some of the money will be allocated to Dungannon. A further £50m was made available by the Ulster Bank for Co-Ownership in February 2009.

1.4 House Sales

Since 1979, the sale of Housing Executive dwellings has traditionally offered affordable homes to sitting tenants. During the recent boom in house prices this route into home ownership suddenly became very attractive. In Dungannon approximately 60% of housing stock has already been sold, with only the less popular areas remaining in social stock. As house prices rose, the capping of discount at £24,000 resulted in even poorer quality housing stock becoming unaffordable. Only one dwelling was sold during the year ending March 2009. Also, at a time of falling prices tenants are waiting to see how much prices fall before buying. The announcement of a new Equity Sharing Scheme for social tenants, allowing them to purchase a minimum of 25% equity, may assist some first time buyers and during the first six months of the financial year 2009/10 there has been a little more interest from tenants in purchasing their home (3 in Dungannon have been sold)..

1.5 Social Housing

Demand for social housing continues to rise in Dungannon and, with no comparable increase in supply, the gap between the two has widened. The number of applicants has risen from 579 in December 2004 to 894 in December 2008. During the same period the number in housing stress increased by 52% from 394 to 598. The number of allocations to social dwellings had been fairly consistent but increased in 2008 (242) by 30% on the 2007 (186) figure. During the year to March 2009, 78 new social housing properties were completed in Dungannon and South Tyrone. Year end statistics for the two distinct areas within Dungannon (i.e. Dungannon 1 and Dungannon 2) are shown below for 2006, 2007 and 2008. Most recently published figures for March 2009 are also shown. Tables 1.3 and 1.4 illustrate the household profile of applicants and those in housing stress at March 2009 along with allocations during the past year. Single person households dominate the waiting list, accounting for 42% of all applicants in housing stress, with small families being the other group seeking housing in large numbers.

Table 1.3: Dungannon 1 – Household Composition (Source NIHE)

		Singles	Small Adult	Small Family	Large Adult	Large Family	Elderly	Total
Applicants (HS only)⁸	Mar 2006	102	12	46	3	13	5	181
	Mar 2007	104	20	54	0	14	6	198
	Mar 2008	112	19	83	5	15	11	245
	Mar 2009	102	20	88	6	17	9	242
Allocations (HS only) Prev. 12 mths	Mar 2006	33	4	19	0	3	5	64
	Mar 2007	31	3	27	1	3	2	67
	Mar 2008	21	6	25	0	7	1	60
	Mar 2009	11	2	13	0	8	11	35

⁸ HS – i.e. ‘Housing Stress’ - Housing Applicants obtaining at least 30 points under the Common Selection Scheme.

Table 1.4: Dungannon 2 – Household Composition (Source NIHE)

		Singles	Small Adult	Small Family	Large Adult	Large Family	Elderly	Total
Applicants (HS only)	Mar 2006	25	1	12	0	1	4	43
	Mar 2007	15	5	16	0	0	6	42
	Mar 2008	24	0	5	0	1	8	38
	Mar 2009	21	1	8	0	2	12	44
Allocs (HS only) Prev. 12 mths	Mar 2006	4	2	6	0	1	3	16
	Mar 2007	8	0	8	0	2	5	23
	Mar 2008	8	1	8	0	1	2	20
	Mar 2009	7	1	3	0	1	2	14

Using a standard housing needs assessment calculation, an analysis of the current waiting list for Dungannon town shows how residual housing need has increased during the period 2005-2008 (i.e. outstanding need after re-lets and vacant properties are taken into account). Table 4 shows that between March 2005 and March 2009 residual unmet need for households in housing stress more than doubled to 183.

Table 1.5: Dungannon Town Residual Need March 2005 – March 2009

Year	Housing Stress	Av Ann Relets	Voids excluding sale and demolition	Residual Need (hs-av annual re-lets-voids)
Mar 2005	186	79	25	82
Mar 2006	224	78	33	113
Mar 2007	240	79	16	145
Mar 2008	283	75	13	195
Mar 2009	286	88	15	183

Statistics provided by the Dungannon District Office show that there were 75 migrant worker households living in NIHE accommodation in Dungannon at 31st March 2009. From 1st April 2008 to 31st March 2009 209 applications for social housing had been received from migrant workers. 27 were allocated social housing; all 27 had been awarded homelessness (FDA) status.

In addition to the static nature of the existing supply, the low level of new social housing provision has further contributed to the increased housing stress, with housing associations finding it difficult to secure sites for development, due largely to competition from the private sector.

However, as the private sector has slumped, many developers now see the social sector as an attractive option, evidenced by the considerable increase in the number of developers submitting proposals to the Housing Executive. While this appears to offer an attractive solution to the short supply, providing housing in areas where there is a genuine desire to live; at a time of growing pressure on public expenditure, it is unrealistic to assume that there will be any significant increase in finance available to increase the new social development programme which delivered 1,365 new dwellings this financial year (2008/09) in Northern Ireland as a whole. Recent assessment of funding, however, indicates that a maximum of 1,500 social dwellings will be built or acquired in 2009/2010. In Dungannon too there will be no increase to the agreed programme.

1.6 Homelessness

In Dungannon the number of households presenting as homeless during the past two years has fallen by 11% from 529 to 491. The number awarded full duty status was

similar. Table 1.6 gives details while Table 1.7 shows numbers of those placed in temporary accommodation.

Table 1.6: Homelessness Trends March 2006 – March 2009

	March 2005/06	March 2006/07	March 2007/08	March 2008/09
Number Presented	555	552	529	491
Number Awarded Full Duty Status	274	225	222	224

Of the 224 who were awarded Full Duty Status, 34% were single persons and 37% were small families. Figures provided by Dungannon District Office show that from 1st April 2008 to 31st March 2009 72 applications had been received from migrant worker households for homelessness (FDA) status, 29 were awarded full duty status. In Dungannon the current total number of migrant worker households on the waiting list awarded full duty status at 31st March 2009 was 41.

Table 1.7: Households Placed in Temporary Accommodation Year to March 2009

	Private	NIHE	Voluntary Sector	Total
Single Persons and Couples	82	0	0	82
Other Households	72	1	0	73
Total	154	1	0	155

1.7 Private Rented Sector

The private rented sector makes a significant contribution to the housing market and in particular to housing migrant workers, most of whom, initially, are excluded from accessing social housing

According to the 2001 House Condition Survey, this sector represented 10.8% of occupied housing stock within the District, but is now much higher (the 2006 House Condition Survey gave a figure of 16.9%). Assistance with rent and rates payments in the form of Housing Benefit helps make private renting affordable for those on single or low incomes who are being priced out of the owner-occupied market, or those unable to access social housing. However, migrant workers from A8 countries cannot apply for Housing Benefit and other benefits on the same terms as other EU nationals from the older EU member states, until they have completed 12 consecutive months on the Worker Registration Scheme.

The number of households in the private rented sector in the borough receiving Housing Benefit increased from 1,523 in March 2005 to 1,890 at March 2009, an increase of 24%. The number of such households had been steady at around 1,500 since 2005 and the 2009 figure represents a significant change. These figures include Housing Association tenants.

1.8 Summary

- The number of new dwelling starts rose steadily from 2003/04 to a peak of 773 in 2005/06 and has subsequently declined as a consequence of the impact of the ‘credit crunch’ and uncertainty in the property market and a vulnerable construction industry.
- The rapid increase in house prices that was evident between 2005 and 2007 has been reversed, with average house prices for the Enniskillen/Fermanagh/South Tyrone area dropping by 34% between their peak in Q2, 2007 (£244,068) and Q2, 2009 (£161,431).
- Though prices have come down, affordability remains a problem due to other circumstances such as lending restrictions and deposit requirements imposed by lenders in response to the “credit crunch”.
- Recent funding announcements by the Bank of Ireland and the Ulster Bank should see an increase in the uptake of the Co-Ownership scheme.
- Reducing sales of social stock has reduced the supply of affordable homes.
- Demand for social housing remains high, particularly on the west side of the town.
- The private rented sector has grown significantly and ease of access means it will continue to provide the optimum solution to the housing needs of many migrant workers.

2.0 AN OVERVIEW OF THE LITERATURE

Introduction

- 2.1 Migrant workers range from highly skilled and educated people working in tertiary level jobs to those who lack skills but are motivated to work in the many available low-skilled positions in agriculture, hotels and catering and manufacturing. Until recently little has been known about the housing needs of migrant workers. However, research primarily looking at labour market issues revealed that workers are often housed in poor quality, over-crowded housing although other evidence has been presented suggesting the housing needs of this group are as diverse as the group itself.
- 2.2 Given the agreed objectives, resources and scope of this research project, a full ‘Literature Review’ is inappropriate. However, three research studies (Phillimore *et al* 2008, Hickman *et al* 2008 and Perry, 2008) provide a very comprehensive of the most recent relevant research undertaken. This section of the report synthesises and highlights the most important findings, issues and policy implications emerging from these two pieces of work. References at the end of the section will permit the interested reader to pursue the topics covered in more detail.
- 2.3 The review of academic, policy and research completed in 2008 by the Centre for Urban and Regional Studies, for Decent and Safe Homes (East Midlands) highlights a number of key issues which throw light on the housing circumstances and housing needs of migrant workers and their impact on local housing markets (Phillimore *et al* 2008). This research explored the housing needs of migrant workers from the perspective of local authorities and their partners having adequate resources to meet these needs. More than twenty research reports around migrant housing issues were reviewed. Drawing from the above report, the key findings relating to the current research study of Dungannon’s housing market are set out below.

Background

- 2.4 The nature of immigration to the UK has changed dramatically in the last decade driven by a combination of rapid economic growth in the UK (and a related need for migrant workers) and the accession of eight new countries to the European Union (the A8). Robinson & Reeve (2006) argue that these new migrants are entering a very different social, cultural and economic context to their predecessors in the 1960s, who were forced into unpopular inner city areas by poverty and hostility, with limited access to social housing and subsequent waves of immigrants gravitating to existing clusters for “*support, security and access to material necessities, including housing*” (Robinson & Reeve (2006: 7). In contrast, although new migrants do often move to existing areas of diversity, others are “*spatial pioneers*” moving to places with little history or experience of immigration.
- 2.5 (Travers *et al* 2007) noted that certain neighbourhoods or boroughs in urban areas where there is a tradition of diversity are becoming “escalators” for new migrants. They accommodate new arrivals, invest heavily in them before they move on and are replaced with other new arrivals who also require significant investment. The study undertaken by Travers *et al* (2007) in London Boroughs demonstrated that this trend was associated with disproportionate costs for the local authority – associated with, for example, translation, rapid turnover, increased demand for housing and higher administrative costs associated with temporary households.

Super-diversity

2.6 Vertovec (2008) highlights what he terms “*a transformative diversification of diversity*” arguing that it is not enough to see diversity in terms of ethnicity. There are now a wide range of other variables including immigration status, different associated rights and entitlements, divergent labour market experiences, gender and age profiles, and patterns of spatial distribution. He labels the diversification of diversity as super-diversity. With this “super-diversity” comes a new mode of transnationalism as new technologies and cheap travel means migrants are more closely connected to their countries of origin: “*the degrees to and ways in which today’s migrants maintain identities, activities and connections linking them with communities outside of Britain are unprecedented*” (Vertovec 2008: 1043). This is reflected in the views of Cook (2008) who argues that as a result local authorities and housing organisations will need to possess a much wider range of skills and knowledge.

Aspirations and Adaptability

2.7 Understanding and assessing the longer term needs and aspirations of new migrants is important when planning services and housing provision (Staniewicz 2007), an aspect which should be included in any new approach to assessing housing need (Cook, 2008). In the early stages of their residence in the UK economic migrants are dependent on employment and can be vulnerable to exploitation. In light of this, new migrants tend initially to be flexible about their long-term plans (Staniewicz 2007). Spencer *et al* (2006) found that migrants from A8 countries adjusted their intentions over time: Those with friends or a partner in the UK were more likely to remain in the longer term. Individuals who were able to locate better quality jobs after an initial period in poor quality employment or who were self-employed or arrived with dependents were more likely to remain. However plans were frequently adjusted: “*staying or leaving was not a once and for all decision but simply a step in an ongoing pattern of migration – until their plans changed once again*” (Spencer *et al* 2006: 86). How migrants were treated by the resident population, employers, and the presence of family were all important factors in the decision making process.

2.8 Staniewicz (2007) emphasises the flexibility of migrants from A8 countries in relation to choosing jobs, housing, destinations, length of stay and, if it appeared beneficial, prepared for further movement to other parts of the EU. However, research undertaken in Birmingham with Polish migrant workers indicated a preference for returning to Poland within 2 years (MEL Research 2006) and a study in the North West of England found that 80% of the migrants from A8 countries planned to stay at least two years and 40% more than five years (Pemberton, 2008). Another study found that the majority of interviewees in the North East moved there more than 12 months ago and most wanted to stay between two to five years. Only 7% would consider moving to another country if the opportunity arose (MRUK Research, 2005). Research in the East of England showed that nearly half of the migrants from A8 countries interviewed wanted to stay indefinitely (McKay & Winkelmann-Gleed 2005). Despite the view expressed by Staniewicz (2007) in relation to willingness to move, therefore, most of the research studies have found that a significant proportion of migrants from A8 countries hope to settle in the UK – although this assumes that jobs and housing are available.

2.9 However research published in April 2008 by IPPR (Pollard *et al* 2008) provided some evidence of significant proportions (50%) of migrants from Poland returning to Poland, mainly for domestic or emotional reasons or because they had only intended to stay for a short period. This research is important as it questions previous

assumptions on the proportion of migrants from A8 countries that will remain in the UK. In Northern Ireland it supports NISRA's demographic forecast that net migration from Accession countries will start to dwindle reflecting the more circular and seasonal nature of this type of migration. The effects of the deepening recession in the UK are likely to exacerbate these trends.

Language: Information, Advice and Guidance

2.10 A number of research studies emphasise the importance of migrant workers being able to speak English upon arrival, in order to reduce the risk of exploitation and increase the chances of securing access to the housing and services they need (Commission for Rural Communities 2007, Koscielak 2007, Spencer *et al*, 2006). Collins (2007) found that A8 migrants had the greatest difficulty in accessing information, advice, and guidance. McLaughlin (2005) lists the challenges for Citizens Advice Bureaux working with economic migrants, finding that language barriers make it hard to understand their problems and give advice, and the extent of problems meant many CABs struggled to cover the costs of translation so depend instead on volunteers. In terms of housing, Cook (2008) writes that the combination of language problems, lack of information and unfamiliarity with the housing market exacerbated the housing problems experienced by all new migrants. The importance of information, support and advice for migrant workers was also highlighted in a recent research project undertaken by the Building Research Establishment for the Housing Executive on Northern Ireland's HMO Registration Scheme (BRE, 2008).

Housing

2.11 Housing is recognised as a key element of the successful settlement of migrant workers: "*Housing experiences are significant because housing is a critical determinant of health, well-being, quality of life and settlement experience. In most cultures, and for most people, housing provides the realm within which the ontological security and safety of home is nurtured and, as such, can represent a sanctuary from hostility and exclusion that many new immigrants encounter in wider society*" (Robinson & Reeve, 2006, 25-26). However, the majority of newly arrived migrants are said to live in poor quality housing.

2.12 Most migrant workers found out about their current accommodation from an agency or friends and family (Mruk Research 2005). Initial accommodation is normally a "staging post en route to more secure housing" (Phillimore *et al* 2008). Most had arranged temporary housing with friends or relatives before departure (Gryszel-Fieldsned & Reeve 2007). Shortly after arrival they moved to a private tenancy, usually a House in Multiple Occupation (HMO). For those who had arranged their own accommodation frequent moves were commonplace and designed to ensure slightly better living conditions. When migrants gained a degree of economic stability or families arrived, self-contained housing in a more desirable area became more commonplace.

2.13 Access to social housing for new migrants is limited and eligibility for under homelessness legislation is complicated. However some areas such as Sheffield and Leicester are said to be seeing high levels of migrant demand for social housing (Cook 2008). Migrants from A8 countries are not eligible for social housing until they have been registered on WRS for 12 months continuously. The predominant tenure therefore is the private rented sector, sometimes contracted by an employer tied to employment. In Lincolnshire around half of respondents lived in privately rented housing, about a fifth were housed by an employer, less than a tenth rented from other

migrant workers, or owned a property, and around a sixth rented via estate agents (Zaronalte & Tirzite 2007). Private rented accommodation is also likely to be shared, nearly half of respondents lived in shared houses, a fifth sharing a room with a non-family member. In the West Midlands, Green *et al* (2007) found 68.4% of respondents lived in private rented housing, often with friends or family. Bell *et al* (2004) found some economic migrants in Northern Ireland wanted to buy property, but were not permitted to have a mortgage and that this problem was compounded by the fact that few have sufficient funds to raise a deposit or a month's rent in advance, indeed Zaronalte & Tirzite (2007) found that estate agents had refused to let properties often because applicants had no work contract.

Houses of Multiple Occupations (HMOs)

2.14 There is considerable evidence of a significant proportion of new arrivals living in HMOs. Zaronalte & Tirzite (2007) found more than half of their respondents lived in HMOs, nearly a fifth sharing with 7-10 residents. In East Midlands and in Northern Ireland there is evidence of overcrowding with living rooms used as bedrooms (MEL 2006) and bedrooms shared (Spencer *et al* 2006) in flatted and two-storey accommodation.

2.15 As well as overcrowding associated with HMOs, Phillimore *et al* (2008) have summarised a range of other migrant housing issues: These include:

- High rental levels with landlords charging up to £65 for a shared room (Anon 2007; hact 2007; IDEA 2007; Robinson *et al* 2007)
- Lack of heating or cooking facilities (McKay & Winkelmann-Gleed 2005)
- Badly maintained and damp property (Cook 2008; IDEA 2007; Spencer *et al* 2006)
- Poor or non existent safety precautions (Spencer *et al* 2006; ICOCO 2007; Robinson *et al* 2007)
- Insecure housing (MEL 2006; Robinson *et al* 2007)
- Lack of privacy (Robinson *et al* 2007)
- Lack of tenancy agreement or rent book (ICOCO 2007; Robinson *et al* 2007)
- Arbitrary rent increases and refusal to return deposits (Anon 2007).

2.16 Minimising housing costs is a key theme emerging from the literature, reflected in high levels of overcrowding and poor living conditions. It is also seen as benefiting landlords trying to maximise income from a property and there was also some evidence that tenants were sub-letting to reduce *per capita* rents. (Spencer *et al* 2006). Although, they argue that “*there was some evidence that the migrants were satisfied with conditions that might not be acceptable to other workers*” (p. 49).

Housing Markets

2.17 Phillimore *et al* (2008) confirm that the arrival of migrant workers has placed considerable pressure on the housing market in some areas, particularly at the bottom end of the market by removing entry-level accommodation and excluding vulnerable renters (Cook 2008). In some areas the in-migration had resulted in an overall shortage of privately rented homes enabling landlords to charge higher rents and to demand larger deposits (McKay & Winkelmann-Gleed 2005). Robinson *et al* (2007) found that new migrants filled vacant properties, helping to concentrate new arrivals in certain areas, promoting stability and viability – two important aspects of regeneration. Indeed the impact of new migration on areas of low demand has led the Audit Commission (2007) to argue that plans for renewal areas with new migrant populations should be re-visited.

Social Cohesion

2.18 A major study funded by the Joseph Rowntree Foundation and undertaken by researchers from the Institute for the Study of European Transformations, London Metropolitan University (Hickman *et al* 2008) examined the experiences of migrant workers in relation to social cohesion in six locations in the UK, including Glasgow and Dungannon. The Chapter on Housing and Social Cohesion provides further evidence of the challenges facing new immigrants with respect to finding satisfactory accommodation. In Glasgow, as in Dungannon, there are significant numbers of immigrants from Poland and the other A8 countries who are accommodated in the private rented sector. Many of them are concentrated in sub-standard and often unregistered dwellings in the Southside of the city where they are sometimes labelled by local people as “asylum seekers”, and are inhospitably received because “they are seen as unwanted outsiders adding to the burden of deprivation” (p. 95). In Dungannon, the report by Hickman *et al* (2008) notes the duality of the ethnic composition of migrant workers: Portuguese and people from the Portuguese colonies on the one hand and A8 migrants, predominantly from Lithuania and Poland on the other. Qualitative evidence from interviews with local people in Dungannon indicated that some had very amicable relations with their migrant worker neighbours, while others did not. In Dungannon, as in Glasgow, the migrant workers were predominantly in the private rented sector, with local people holding landlords and agencies responsible for the overcrowded conditions that resulted in “hot-bedding” and multi-occupancy rental arrangements that placed considerable strain on neighbourly relations. This buy to let market for migrant workers was also seen as restricting the availability of rental properties for local people: However, Hickman *et al* also point out, that although landlords were held responsible for the shortage of housing for local people, “in many neighbourhoods it was the long-term settled of both Protestant and Catholic communities that were responsible for poor relations” (p. 102). However, the subsequent pages of the report would also indicate that hostility towards migrant workers was particularly prevalent in Protestant estates, although this was by no means the case in all Protestant estates. Finally, the report emphasises that in Glasgow, as in Dungannon too, the presence of agency support played a positive role in securing good relations between new neighbours.

Impact on Policy and Practice

2.19 Another recent study published by the Joseph Rowntree Foundation (Perry, 2008) is also of considerable interest. It focuses on the impact of Britain’s changing ethnic mix on policy and practice in housing and neighbourhood renewal. It acknowledges that although Government policy has adapted to some of the changes as a result of recent inflows of large numbers of migrant workers, it needs to take account of the findings from more recent studies. Re-iterating the importance of housing to the welfare and integration of new migrants Perry (2008) argues that Government policy has so far not responded to the poor quality accommodation and insecurity endured by many migrant workers - in the private rented sector in particular, where a disproportionate number are forced to live.

2.20 The work of the Commission on Integration and Cohesion (CIC, 2007) and the Government’s response to it – in terms of addressing the ‘policy gap’ - is acknowledged (*Managing the Impacts of Migration*, CLG, 2008). However, Perry (2008) argues that the CIC report “did not give sufficient attention to housing, despite the significance of housing issues at neighbourhood level” (p.13) where there is clear evidence of migrant workers entering the market on the basis of poor quality housing, often in the private rented sector, living in overcrowded conditions and often having to

move several times before finding more secure accommodations. In the light of this, Perry (2008) summarises and highlights a number of significant policy implications:

- The shortage and high demand for affordable housing – a key component of the high demand is from migrant workers.
- The limited use of social housing by new migrants – partly due to ineligibility, poor knowledge of rights and the limited availability of new lettings. In the small percentage of cases where they do access social housing this can provoke ‘racialised resentment’ in areas where pressure to access social housing from indigenous communities, who perceive that they have ‘earned the right’ to housing through being borne in the UK and/or their tax contributions (Perry, 2008, p.13). Housing providers should be transparent in how allocations are made in terms of policy and operations.
- The vast majority of new migrants initially find accommodation in the private rented sector. This may increase demand, allowing landlords to increase rents, encourage overcrowding as migrant workers struggle to minimise housing costs and impacting the number of low cost dwellings for sale, and therefore on potential first time buyers. Additional resources to oversee and regulate the private rented sector are seen as important.
- A lack of knowledge on how migrants ‘navigate’ the housing system – inter-generational differences, similarities in aspirations and future housing intentions of migrants and indigenous communities.
- Greater availability of housing opportunities through improved advice services and local housing strategies which focus more on the housing needs of minority communities, requiring better national and local data sources and ensuring that good practice and guidance is kept up to date.

Definition of suitable housing from Cantle report

2.21 In response to the civil disturbances of 2001 in Oldham, Burnley and Bradford, the Cantle report, *Community Cohesion in Britain*, identified housing (and housing allocations policies) as both a driver and potentially a solution to the problems of segregation and racial tension.

The Committee accepted the Local Government Association/Home Office’s definition that a cohesive community is one where:

- there is a common vision and a sense of belonging for all communities;
- the diversity of people’s different backgrounds and circumstances are appreciated and positively valued;
- those from different backgrounds have similar life opportunities; and
- strong and positive relationships are being developed between people from different backgrounds in the workplace, in schools and within neighbourhoods⁹.

The Committee felt that any cohesive society should also demonstrate the ability to integrate people from different ethnic backgrounds so that they can relate together in terms of where they live, their education, employment, and social/recreation spheres. The Committee decided to consider the broader issue of social cohesion across the entire spectrum of society, rather than confine it to the problems affecting particular communities.

⁹ Guidance on Community Cohesion LGA/Home Office 2002 page 6
<http://resources.cohesioninstitute.org.uk/Publications/Documents/Document/Default.aspx?recordId=93>

Conclusion

- 2.22** This brief overview of a cross-section of the most relevant research material has highlighted a number of key research questions and issues which are examined in the following chapters. The evidence from a range of studies undertaken in the UK would indicate that migrant workers are confronted by a range of housing and housing-related problems. In particular, on arrival they have little alternative but to live in the poorer quality housing, often in a little-regulated private rented sector, where overcrowding is commonplace and where there is a lack of security. In addition difficulties of accessing social housing and sometimes hostility from local residents adds to the adversity of migrant's experiences in housing terms. The studies also highlight the impact of migrant workers on the first-time buyers market.
- 2.23** The 'super-diversity', the lack of a reliable and continuously updated evidence base and pressure on resources have all contributed to policies and practices which militate against the ability of migrant workers to access good quality secure accommodation and a reasonable price – in other words a 'decent home'.
- 2.24** The Cattle Report (2002) provides a useful definition for the "cohesive community" for which civil society strives in its attempt to accommodate migrant workers.
- 2.25** The following chapters, which focus on the experiences of migrant workers in Dungannon town, re-visit these themes and will permit comparisons to be drawn with other parts of the UK.

3.0 PRELIMINARY RESEARCH – HOUSEHOLD SURVEY 2006

The main objective of the household survey undertaken in 2006 was to describe and analyse the key social, economic and demographic characteristics of migrant workers living in Dungannon in the context of Dungannon’s population as a whole.

3.1 Methodology

A postal questionnaire was distributed to three areas in Dungannon where high concentrations of migrant workers were known to live:

- Lisnahull - all households;
- Lambfields – all households and
- Belmont - all households.

Survey forms, together with a covering letter explaining the nature of the research, were distributed to all households in the target areas in July 2006. Staff from the Housing Executive’s Research Unit carried out the fieldwork during August 2006. Survey forms were available in all the main languages spoken by migrant workers for respondents with little or no English language skills.

3.2 Response

A total of 187 surveys were completed, giving a response rate of 66% (Table 3.1).

	Sample Frame	Response	
		N	%
Lambfields	135	86	64
Lisnahull	117	81	69
Belmont	30	20	67
ALL	282	187	66

3.3 Key Findings

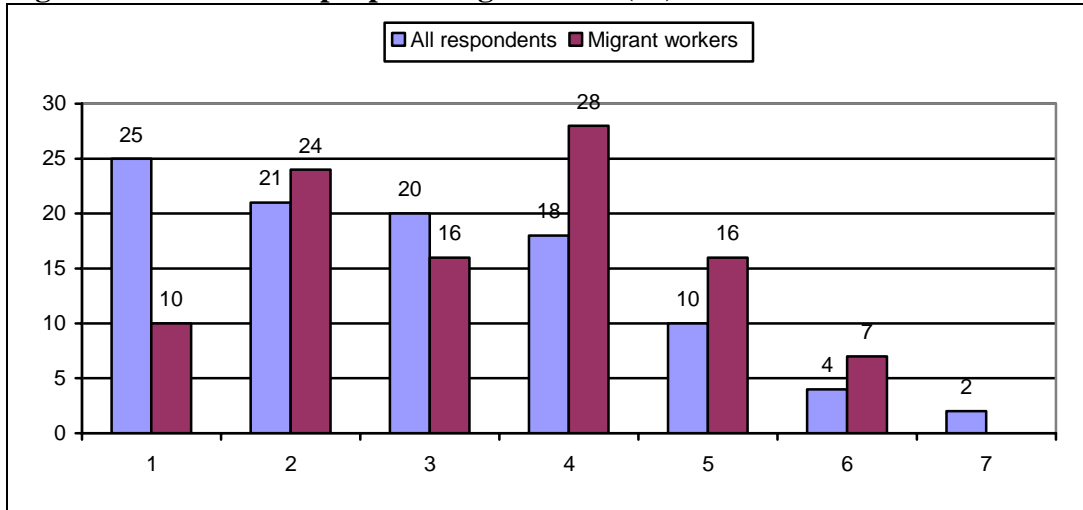
Respondent Profile:

Of all respondents (187), 58 (31%) were migrant workers. For analysis purposes, migrant workers were grouped where applicable into Eastern Europeans and Portuguese and its former colonies. Comparable key figures for demography and employment status for the later (Phase 2) migrant workers survey (2008) are given in [brackets] for ease of comparison and as an indication of the comparability of the two surveys.

Household Size

Migrant workers tended to live in larger households than all respondents as a whole. Half (29; 50%) of migrant worker respondents lived in households with four or more people, compared to one-third of households (33%) in the population as a whole. The average household size for all respondents was 2.86 compared to an average household size of 3.34 for migrant workers. [The corresponding average number of occupants for the survey of migrant workers was 3.95.] [Appendix Table 2.14.](#)

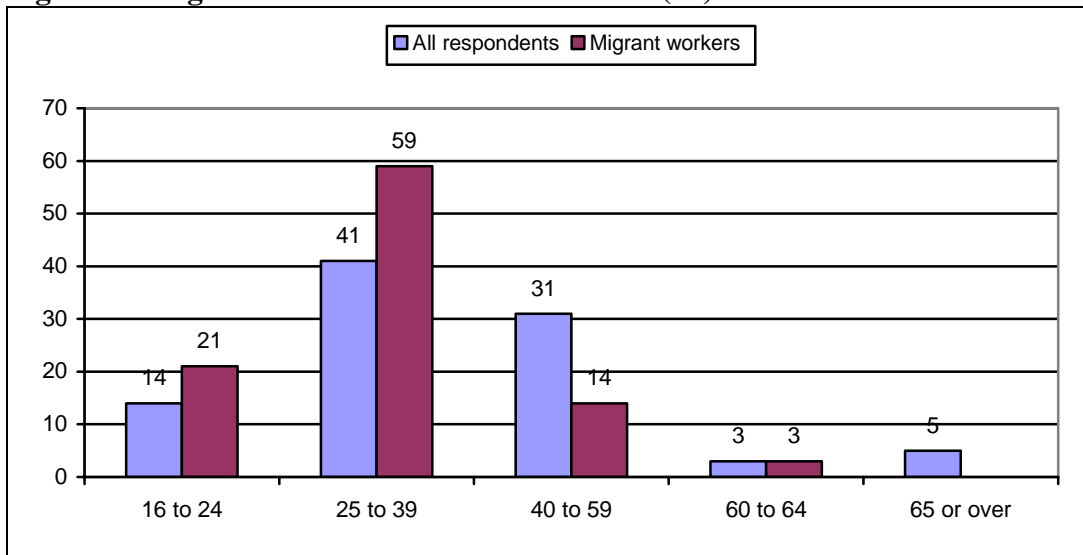
Figure 3.1: Number of people living in house (%)



Age of Household Reference Person (HRP)

Migrant worker HRPs had a much younger age profile than all respondents. More than three-quarters (34; 79%) of migrant worker HRPs were aged under 40 compared to 55% of all respondents. [83% of respondents in the survey of migrant workers were under 40.] [Appendix Table 2.15.](#)

Figure 3.2: Age of Household Reference Person (%)



Gender of HRP

Two-thirds (38; 66%) of migrant worker respondents were male compared to 51% of all respondents. [73% of respondents in the survey of migrant workers were male.] [Appendix Table 2.16.](#)

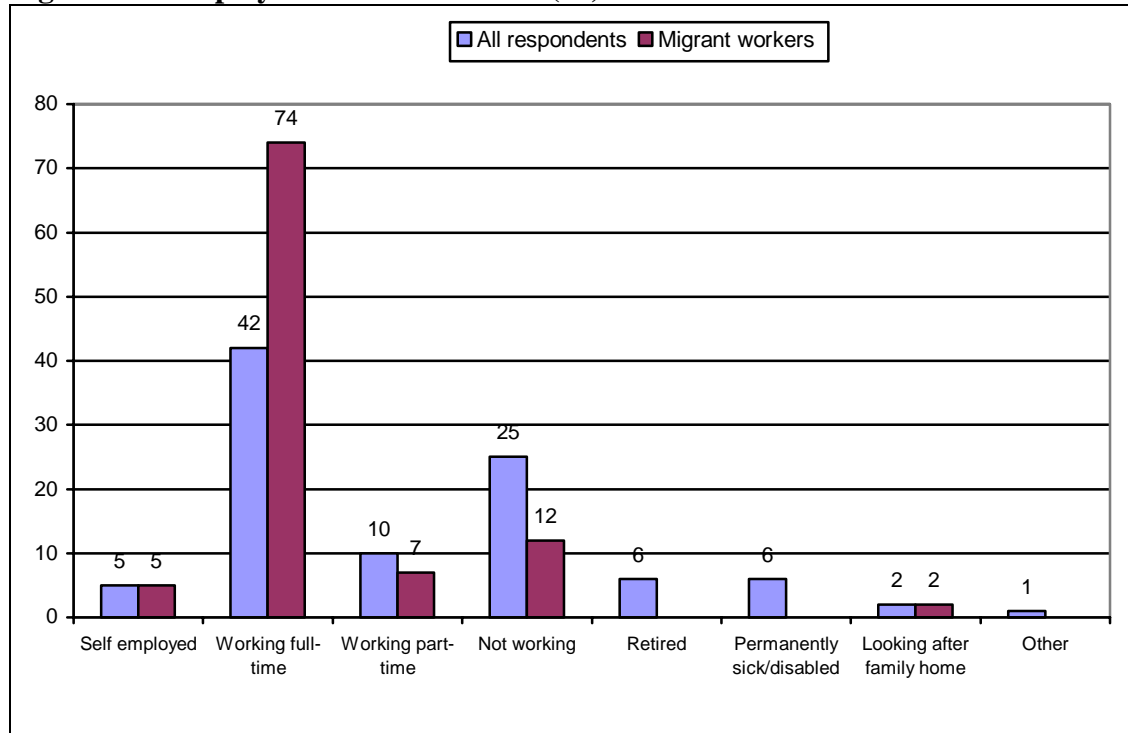
Marital Status of HRP

Half (29; 50%) of migrant worker respondents were single and 23 (40%) were married. 37% of all respondents were married and 34% were single. [46% of respondents in the survey of migrant workers were married and 39% were single.] [Appendix Table 2.18.](#)

Employment status of HRP

The majority (50; 86%) of migrant worker respondents were in either full or part time employment or self employed. A small number (7; 12%) were not working. More than half (57%) of all respondents were in either full or part-time employment or self employed; 42% were employed full-time, 10% were employed part-time and 5% were self employed. [86% of respondents in the survey of migrant workers were in either full or part time employment or self employed.] [Appendix Table 2.17.](#)

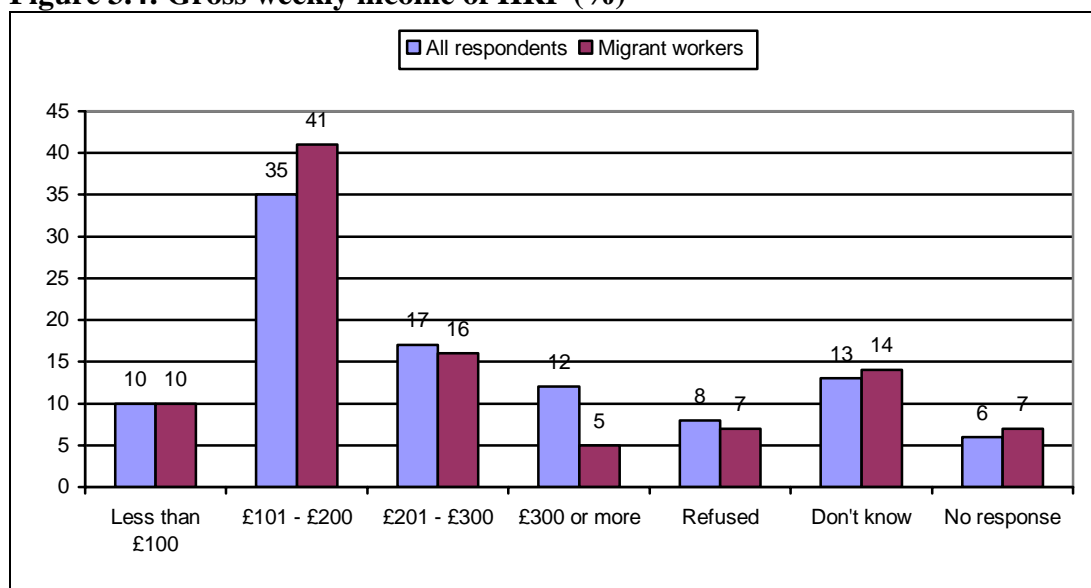
Figure 3.3: Employment status of HRP (%)



Gross Weekly Income of HRP

A little over half (51%) of all migrant workers earned £200 or less and a further 16% earned between £201 and £300 per week. Equivalent figures for all respondents were 45% and 17% respectively (Figure 3.4). [Appendix Table 2.19](#).

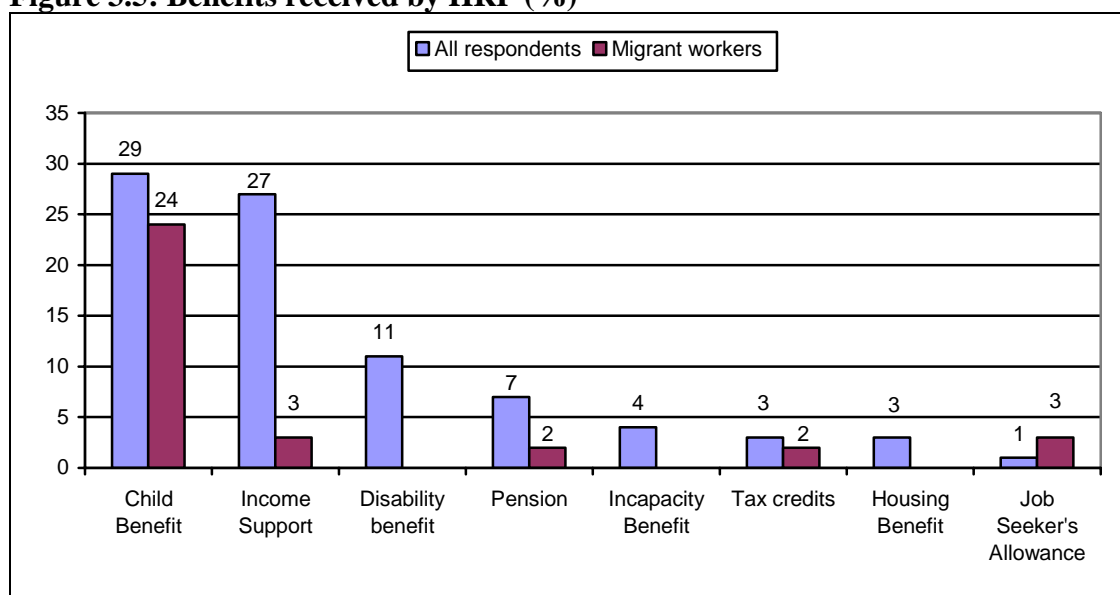
Figure 3.4: Gross weekly income of HRP (%)



Benefits received by HRP and Partner

The main benefit received by all respondents was Child Benefit (29%). More than one-quarter of respondents (27%) were in receipt of Income Support, 11% received a disability benefit and 7% were in receipt of a pension. Small proportions of respondents were in receipt of other benefits such as Incapacity Benefit, tax credits, Housing Benefit and Job Seeker's Allowance. The main benefit received by migrant workers was Child Benefit (14; 24%). Very few migrant workers were in receipt of other benefits. [Appendix Tables 2.22 - 2.26](#).

Figure 3.5: Benefits received by HRP (%)



Ethnicity and Nationality (HRP)

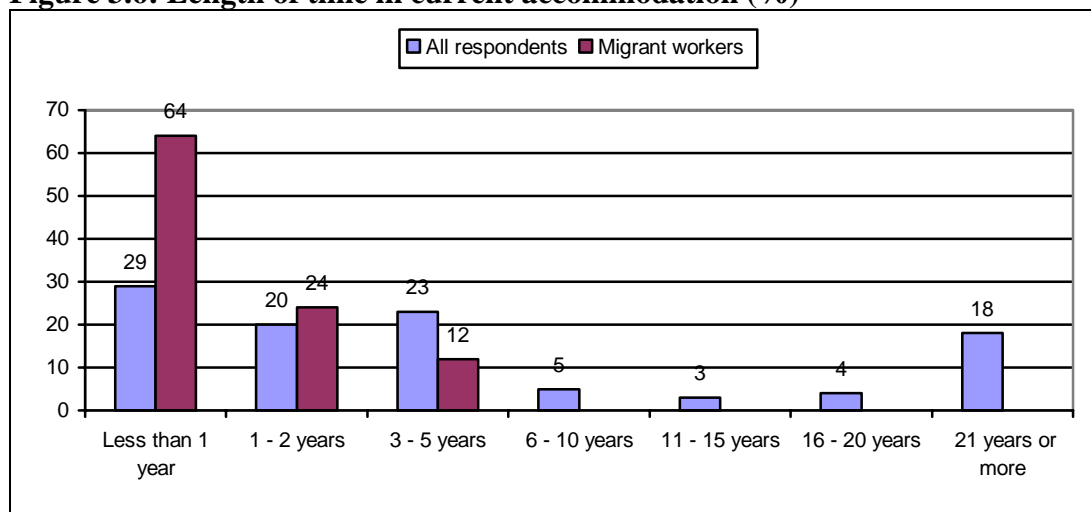
The majority of all respondents (85%) were white. Two-thirds (38; 66%) of migrant worker respondents were white, six (10%) were black African and seven (12%) stated their ethnic origin as “other”. [Appendix Table 2.20](#).

Half (50%) of all respondents stated they were Irish, 15% were Portuguese, 14% were British and 12% were Eastern European. Almost half (28; 48%) of migrant worker respondents said they were Portuguese and 22 (38%) were Eastern European. [Appendix Table 2.21](#).

Housing History

Almost three-quarters (72%) of all respondents had lived in their present accommodation for less than five years, 29% for less than a year, 23% for three to five years, 20% for one to two years and 18% for more than 20 years. All migrant worker respondents had lived in their present accommodation for less than five years: 37 (64%) for less than one year, 14 (24%) for one to two years and seven (12%) for three to five years. [Appendix Table 2.1](#).

Figure 3.6: Length of time in current accommodation (%)



Almost three-quarters (71%) of all respondents stated that their previous address had been within Dungannon town. Almost one-fifth (18%) of respondents had lived previously outside Dungannon town but still within Northern Ireland. Only 10% of respondents had lived previously outside Northern Ireland. The majority of migrant worker respondents (48; 83%) stated that their previous address had been in Northern Ireland and 10 (17%) had lived previously outside Northern Ireland, more than half of whom (6 respondents) had lived previously in Eastern Europe. [Appendix Table 2.2](#).

Less than half (47%) of all respondents worked in Dungannon town and 14% worked outside Dungannon town. One-third (33%) of respondents did not work. More than three-quarters (48; 78%) of migrant worker respondents worked in Dungannon town and seven (12%) worked outside Dungannon town. One-tenth (6; 10%) of migrant worker respondents did not work. [Appendix Table 2.3](#).

Present Accommodation

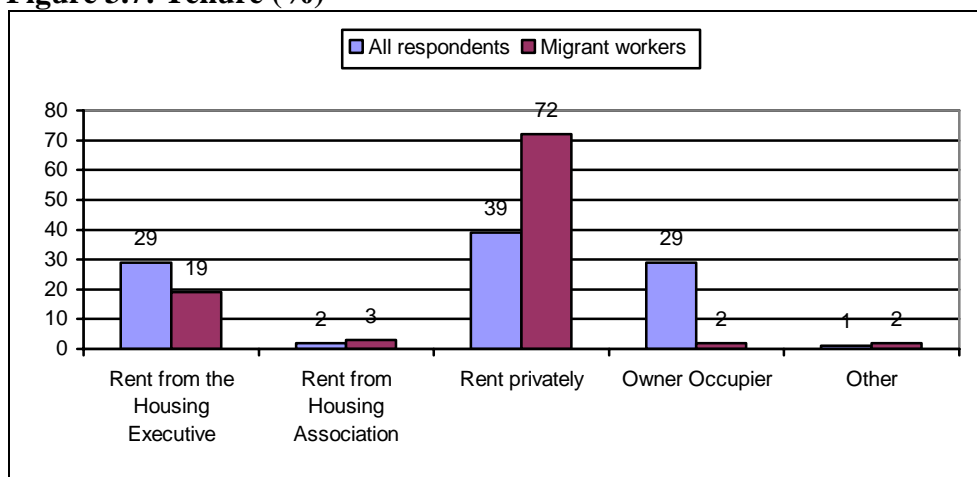
One third (33%) of all respondents stated that the main reason for living in their present accommodation was employment-related and 13% said it was for affordable housing. Almost half (48%) of all respondents gave other reasons, such as: “I always lived here” or “family commitments”. More than three-quarters (44; 76%) of migrant worker respondents said their main reason for living in their current accommodation

was employment-related and six (10%) said it was for affordable housing. One-tenth (10%) of migrant workers gave other reasons, such as: “I like the town”; “to learn English”; and “to improve standard of living back home”. [Appendix Tables 2.4 & 2.5](#).

Tenure

Almost two-fifths (39%) of all respondents rented their home from a private landlord; 29% rented from the Housing Executive and 29% were owner-occupiers. Almost three-quarters of migrant worker respondents (42; 72%) rented from a private landlord and 11 (19%) rented from the Housing Executive. [Appendix Table 2.6](#).

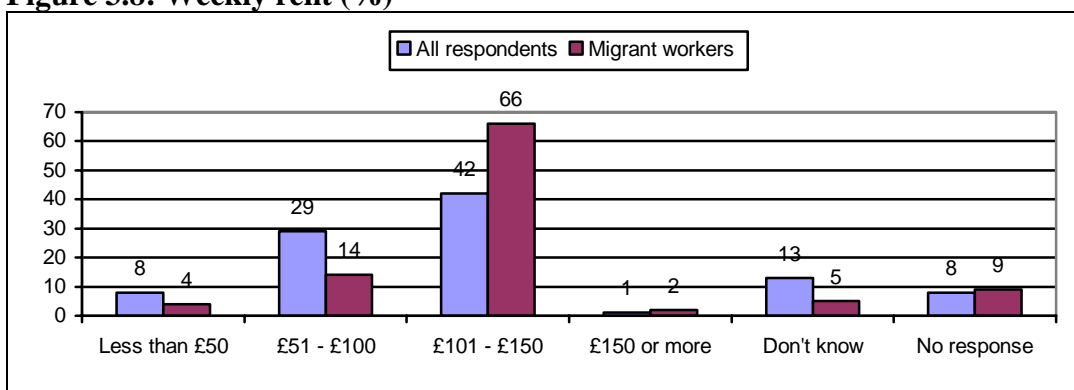
Figure 3.7: Tenure (%)



Rent

Of all respondents renting accommodation (130; 70%), whether from the Housing Executive, a housing association or privately, more than two-fifths (42%) paid between £101 and £150 in rent per week, 29% paid between £51 and £100 per week and 8% paid less than £50 per week in rent. Of migrant worker respondents renting accommodation (55 respondents), two-thirds (37; 66%) paid between £101 and £150 in rent per week and eight (14%) paid between £51 and £100 per week. [Appendix Table 2.7](#).

Figure 3.8: Weekly rent (%)



Dwelling Characteristics

Two-fifths (40%) of all respondents lived in terraced houses, more than one-third (39%) lived in semi-detached properties, 8% lived in purpose-built flats and 6% lived in detached houses. Half (29; 50%) of all migrant worker respondents lived in semi-detached houses, more than one-quarter (16; 28%) lived in terraced houses and smaller proportions lived in purpose-built flats (<5; 7%) or detached houses (<5; 7%). [Appendix Table 2.8](#).

Two-thirds (66%) of all respondents lived in three-bedroom accommodation. Two-fifths (20%) lived in accommodation with four or more bedrooms and 13% lived in accommodation with two bedrooms or less. Almost two-thirds (37; 64%) of migrant worker respondents lived in three-bedroom accommodation, 11 (19%) lived in accommodation with four or more bedrooms and 10 (17%) lived in accommodation with two bedrooms or less. [Appendix Table 2.9.](#)

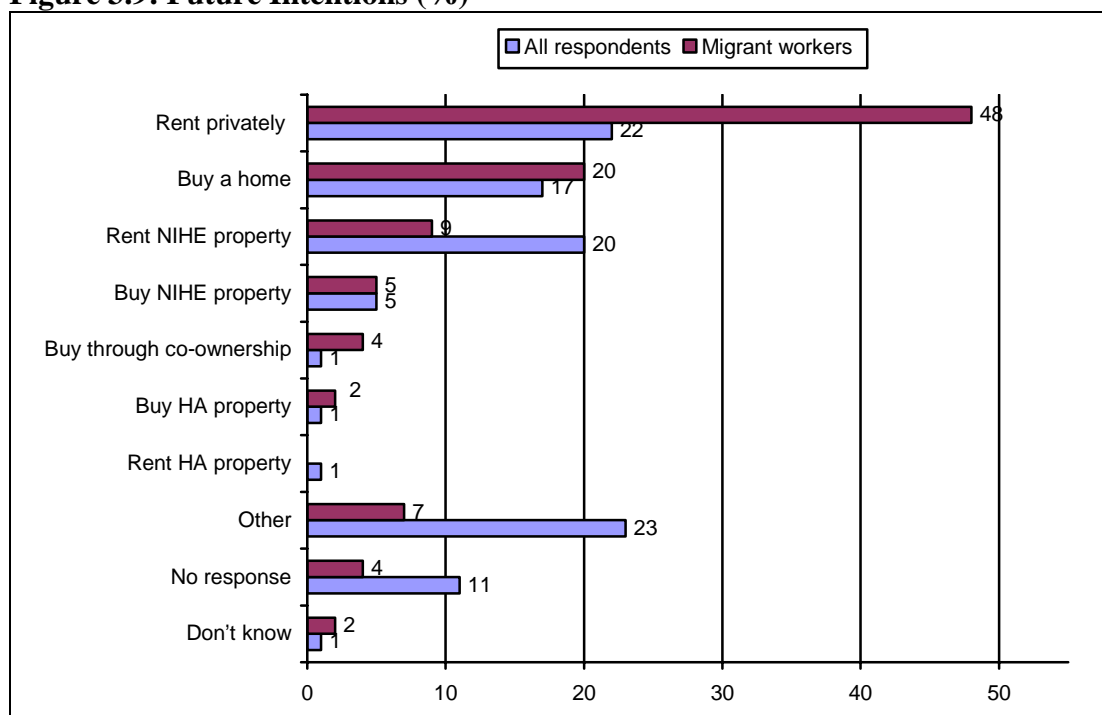
The majority (94%) of all respondents said oil-fired central heating was their main heating source. This was also the case for migrant worker respondents (53; 91%). [Appendix Table 2.10.](#)

Future Intentions

Of all respondents, the vast majority (96%) said that, over the following 12 months, they planned to remain in Dungannon town. Three percent planned to leave Dungannon town but remain in Northern Ireland. Of those respondents planning to remain in Dungannon town/Northern Ireland (99%), 22% planned to rent privately in the future, 20% planned to rent Housing Executive accommodation and 17% intended to buy a property. Almost one-quarter (42; 23%) gave other responses: 18 said they planned to remain in their current home and 13 already owned their home and planned to remain in it. [Appendix Tables 2.11 & 2.12.](#)

Almost all migrant worker respondents (56; 97%) said they intended to remain in Northern Ireland in the future. Of these 56 respondents, 27 (48%) planned to rent privately and 11 (20%) intended to buy a property. [Appendix Tables 2.11 & 2.12.](#)

Figure 3.9: Future Intentions (%)



3.4 *Summary*

- Migrant workers tended to live in larger households than the population as a whole. The average household size based on all respondents was 2.86 compared to an average household size of 3.34 based on migrant workers only.
- Migrant worker HRPs had a much lower age profile than the wider population. More than three-quarters (34; 79%) of migrant workers were aged under 40, compared to 55% of all respondents.
- Two-thirds (38; 66%) of migrant worker respondents were male compared to 51% of all respondents.
- Almost half (28; 48%) of migrant workers were Portuguese and 22 (38%) were Eastern European.
- The majority (50; 86%) of migrant workers were working, compared to 52% of all respondents.
- Most migrant worker households earned less than £200 per week.
- Very small proportions of migrant workers were in receipt of any benefits other than Child Benefit.
- Almost three-quarters (42; 72%) of migrant workers lived in private rented accommodation, compared to 39% of all respondents.
- Two-thirds (37; 66%) of migrant workers living in rented accommodation paid rent of between £101 and £150 per week, compared to 42% of all respondents who rented.
- Almost all migrant workers (56; 97%) said they intended to remain in Dungannon/Northern Ireland in the future.

4.0 MIGRANT WORKERS SURVEY 2008

Whereas the first stage of the research described the key social, economic and demographic characteristics of migrant workers in Dungannon in the context of Dungannon's population as a whole, the second phase focussed on the experiences of the migrant workers.

Phase 2 of the research was carried out in the same target areas as Phase 1. It was initially envisaged that the migrant worker households identified in Phase 1 would form the sample for the second phase of the research. However, given the length of time between the two phases of the research and the transient nature of migrant workers, it was decided not to use the addresses identified in the initial phase of the research.

4.1 Methodology

Due to the nature of the survey and the expected language difficulties for many of the respondents, it was decided that face-to-face interviews with migrant workers were required to maximise the response rate and ensure quality and consistency of responses. The questionnaire design, analysis and report writing were the responsibility of the Housing Executive's Research Unit, in consultation with STEP and key managers in Housing and Regeneration and Corporate Planning in the Housing Executive.

Two immediate questions arose with the adoption of this approach – how to access respondents and how to conduct in-depth interviews with people, many of whom might have only limited English language skills. It was agreed that wherever feasible/appropriate, Research Unit staff should conduct interviews in English.

Potential addresses were identified through a combination of methods. Initially the Research Unit wrote to all householders in the three target areas, advising them of the research and asking them to contact the Research Unit if they did not live in a migrant worker household. In addition, a door-to-door 'street search' was carried out by the Research Unit to identify migrant worker households for interview and their language requirements – using a snowballing-based technique¹⁰. Databases held by STEP and the Dungannon District Office were also used to identify households for interview.

In view of the significance of the project, it was felt that the involvement of people with links to the migrant worker community was essential to facilitate access to and participation from this community. In February 2008, in consultation with STEP, the Research Unit recruited and trained five bilingual interviewers (one Polish speaker, two Lithuanian speakers, one Portuguese speaker and one Portuguese/Tetum speaker). The bilingual interviewers carried out face-to-face structured interviews between March and May 2008.

It should be noted that most of the migrant workers who participated in the survey were purposely selected, rather than randomly chosen. Therefore, the findings may somewhat be less representative of the wider population of migrant workers in

¹⁰ Snowball sampling is when researchers identify respondents – as in this case in a 'street search' – who are then asked to suggest other possible respondents.

Dungannon than if a robust sample frame had been available to permit the drawing of a random sample.

4.2 Response Rate

From a total of 104 migrant worker households identified, fieldworkers achieved 78 face-to-face interviews across the three target areas.

As a general rule, if an interview had not been achieved on the first visit to an address, the fieldworker made at least three further attempts, at varying times of the day and also in the evenings and weekends, to interview a member of the household. If, at the end of the fieldwork period, the fieldworker had been unable to contact a household member, the address was recorded as a non-contact. The research team was unable to contact 23 households and three households refused to take part in the survey. The following table provides further details of the response rate.

Table 4.1: Response Rate

Response	Area			Total out of scope	Total in scope
	Lambfields	Lisnahull	Belmont		
Not migrant household	54	107	4	165	
Address inaccessible	1	1	-	2	
No such address	-	-	2	2	
Void	2	-	-	2	
Completed	49	13	16		78
Refused	3	-	1		3
No contact	33	6	11	27	23
Total	142	127	34	199	104

4.3 Key Findings

4.3.1 Profile Household Reference Persons (HRPs)

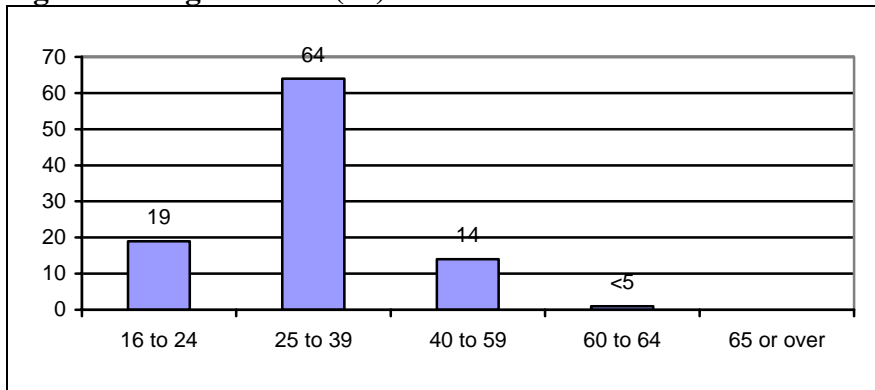
Gender of HRP

Almost three-quarters of respondents were male (73%; 57 respondents) and 27% (21 respondents) were female. [Appendix Table 3.1.](#)

Age of HRP

As expected, and in line with the initial research, this group of migrant workers has a relatively young age profile. Almost two-thirds of respondents (50; 64%) were aged between 25 and 39, 15 (19%) were aged between 16 and 24 and 11 (14%) between 40 and 59. [Appendix Table 3.2.](#)

Figure 4.1: Age of HRP (%)



Marital Status of HRP

Almost half (36; 46%) of respondents were married, 30 (39%) were single and 11 (14%) were separated/divorced. [Appendix Table 3.3.](#)

Immigration Status of HRP

Almost two-thirds (49; 63%) of respondents were resident workers and 27 (35%) were registered under the Worker Registration Scheme.

[Appendix Table 3.4.](#)

Employment Status of HRP

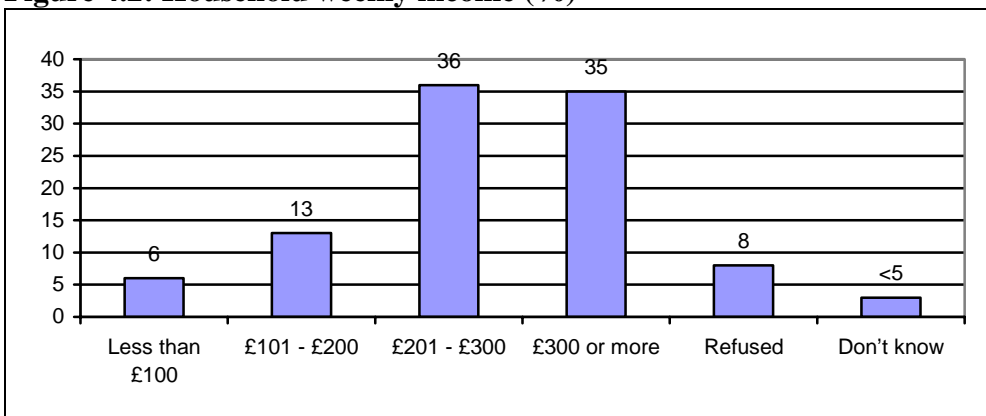
As expected, the vast majority of migrant workers were working. More than three-quarters of respondents (61; 78%) were working full-time, six (8%) were not working short-term and five (6%) were working part-time.

[Appendix Table 3.5.](#)

Gross Weekly Household Income

Almost equal proportions of respondents had a weekly income between £201 and £300 (28; 36%) and £301+ (27; 35%); 10 (13%) had £101-£200 and five (6%) had less than £100 per week. [Appendix Table 3.6.](#)

Figure 4.2: Household weekly income (%)

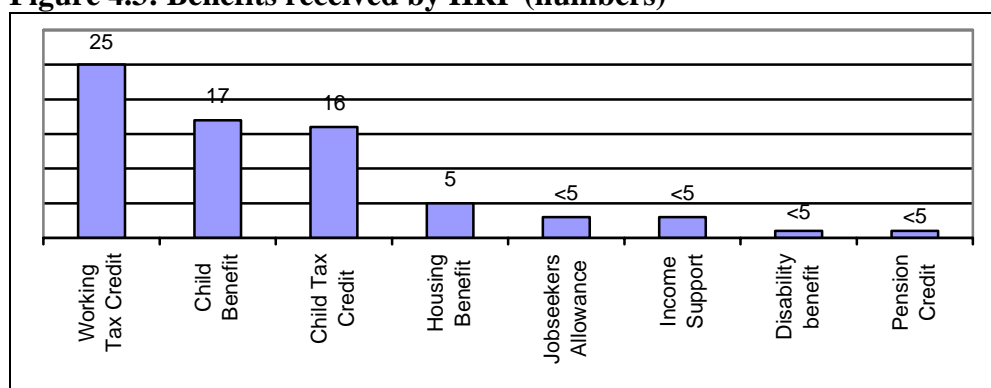


Benefits received by HRP

Migrant workers' access to benefits is limited and is generally dependent on residency and immigration status. This is reflected in the small proportions of respondents claiming Housing Benefit, Income Support and Jobseekers Allowance. The main

benefits received by respondents were Working Tax Credit (25; 32%), Child Benefit (17; 22%) and Child Tax Credit (16; 21%).
[Appendix Table 3.7.](#)

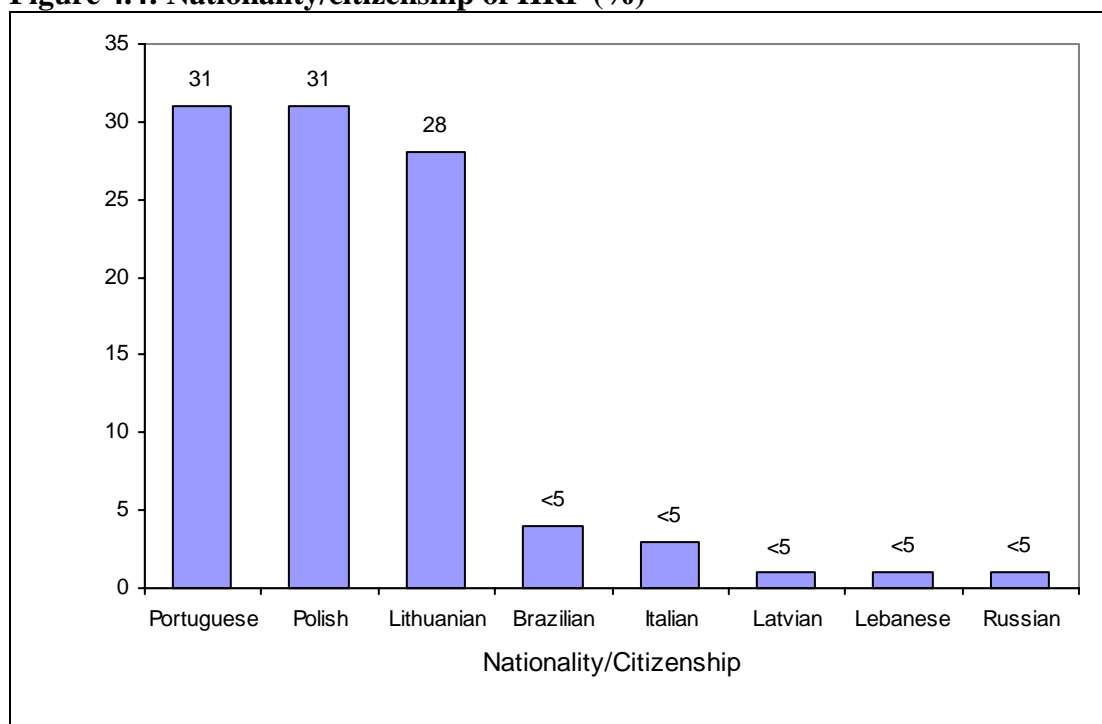
Figure 4.3: Benefits received by HRP (numbers)



Nationality/Citizenship of HRP

Equal proportions (24; 31%) of respondents were Portuguese and Polish and 28% (22) were Lithuanian. Comparison with the 2006 survey shows a substantial change in the migrant population, with a decrease in the proportion from Portugal (48% in 2006) and reflecting the arrival of greater numbers of migrant workers from the A8 countries since the enlargement of the European Union in 2004. [Appendix Table 3.8.](#)

Figure 4.4: Nationality/citizenship of HRP (%)



Level of Education (HRP)

Most migrant workers had a reasonably high level of education. Almost two-thirds (50; 64%) of respondents said the highest level of education they had completed was secondary school, more than one-fifth (16; 21%) had been to university and seven (9%) said they had been to college. A few respondents (5; 6%) had only completed primary school. [Appendix Table 3.9.](#)

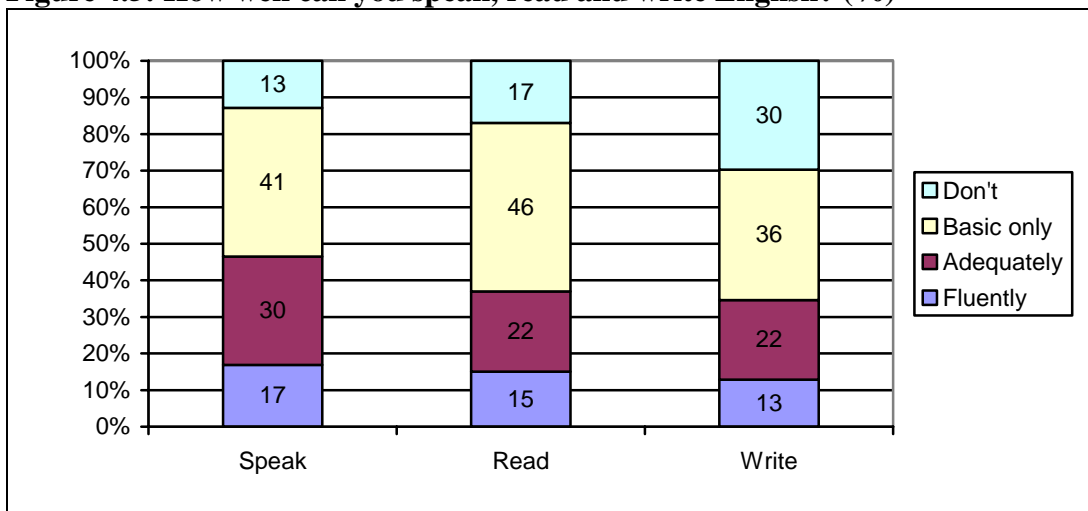
Fluency in English

Respondents generally reported limited English language skills. More than half (42; 54%) of respondents either spoke no English or had basic English, 23 respondents (30%) said they could speak English adequately and 17% (13 respondents) said they were fluent in English.

Almost two-thirds (49; 63%) of respondents said they could not read English or could read only basic English, 17 respondents (22%) said they could read English adequately and 12 respondents (15%) said they could read English fluently.

Two-thirds (51; 66%) of respondents said they could not write in English or could only write basic English, 17 respondents (22%) said they could write English adequately and 10 respondents (13%) said they could write English fluently. [Appendix Table 3.10](#).

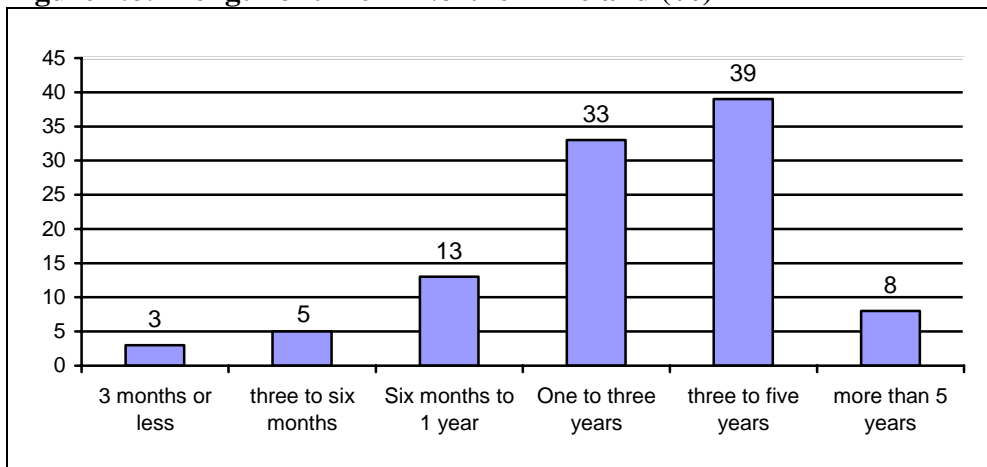
Figure 4.5: How well can you speak, read and write English? (%)



4.3.2 Housing History since coming to Northern Ireland

As was expected, the majority of respondents had lived in Northern Ireland for less than five years: 30 respondents (39%) had lived in Northern Ireland between three and five years, one-third (26; 33%) between one and three years and 16 (21%) for less than one year. [Appendix Table 3.11](#).

Figure 4.6: Length of time in Northern Ireland (%)



Almost three-quarters (56; 72%) of respondents stated that their previous address had been in Dungannon town. Equal proportions (11; 14%) of respondents stated their previous address had been outside Dungannon but within Northern Ireland, and outside Northern Ireland. Those respondents whose previous address had been outside Northern Ireland came mainly from Lithuania and Poland. [Appendix Table 3.12.](#)

4.3.3 Present Accommodation

Length of time in property

The majority of respondents had lived in their present accommodation for less than three years: more than half (43; 55%) for less than one year and 31 (40%) for one to three years. [Appendix Table 3.13.](#)

Reasons for living there

The main reasons respondents gave for living at their present address were employment (40; 51%) and more affordable housing (15; 19%). [Appendix Tables 3.14a & 3.14b.](#)

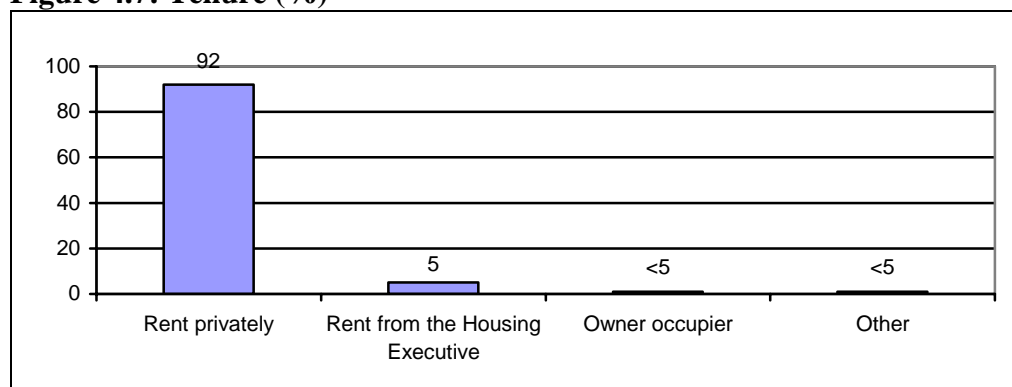
How respondents had found accommodation

More than half (37; 51%) of respondents had found out about accommodation through word of mouth and one-quarter (18; 25%) had found out in a newspaper advertisement. [Appendix Table 3.15.](#)

Tenure

As expected, and in line with the initial phase of the research, the vast majority (72; 92%) of respondents rented their current accommodation from a private landlord and a small proportion (<5; 5%) rented from the Housing Executive. [Appendix Table 3.16.](#)

Figure 4.7: Tenure (%)



Age of property

Almost two-thirds (49; 63%) of respondents lived in property constructed between 2001 – 2007 (Lambfields) and 37% (29 respondents) lived in property constructed between 1965 – 1974 (Belmont and Lisnahull). [Appendix Table 3.17.](#)

Family units

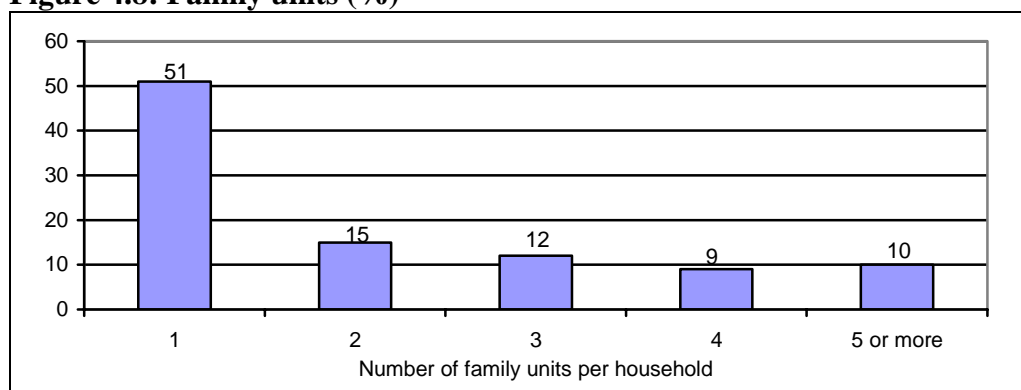
More than half (44; 56%) of respondents lived in single family dwellings and 44% (34 respondents) lived in shared accommodation. A property shared by people who are not related to each other is known as a House in Multiple Occupation, or HMO, which is defined in Article 143 of the Housing (NI) Order 2003 as "a house occupied by more

than two qualifying persons, being persons who are not all members of the same family"¹¹. [Appendix Table 3.18](#).

More than half (40; 51%) of respondents said their household consisted of one family unit; 12 (15%) stated their household had two family units, nine (12%) said they had three, seven (9%) had four and 10 respondents (13%) reported that their household consisted of five or more family units.

[Appendix Table 3.19](#).

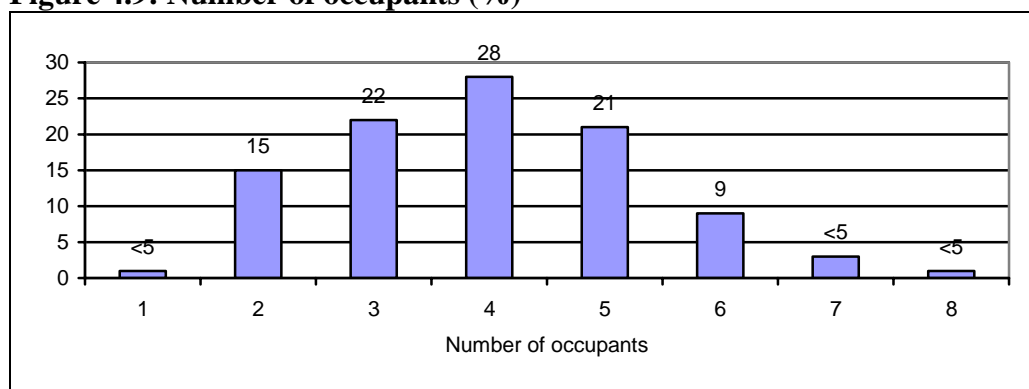
Figure 4.8: Family units (%)



Number of people living in property

Almost two-thirds (48; 62%) of respondents stated that four or more people lived in their house. The average number of people living in the same property was 3.95, considerably larger than the Northern Ireland average household size of 2.53 (Source: NISRA <http://www.nisra.gov.uk/demography/default.asp21.htm>). [Appendix Table 3.20](#).

Figure 4.9: Number of occupants (%)



Type and size of property

More than half (42; 54%) of respondents lived in semi-detached houses; 27 (35%) in terraced houses and eight (10%) in purpose-built flats.

[Appendix Table 3.21](#).

¹¹ A "qualifying person" is a person whose only or principal place of residence is the HMO. A person is considered to be a member of another's family if he/she is that person's spouse, parent, grandparent, child, grandchild, brother or sister.

Almost two-thirds (50; 64%) of respondents (lived in three-bedroom accommodation, 14 (18%) lived in four-bedroom accommodation and eight (10%) lived in two-bedroom accommodation. [Appendix Table 3.23.](#)

Heating

The majority of respondents (73; 94%) had oil-fired central heating as their main heating source. [Appendix Table 3.24.](#)

Let furnished/unfurnished

Almost three-quarters (54; 74%) of private renters (said their current accommodation had been let fully furnished, 13 (18%) said it had been partly furnished and five (7%) seven stated their accommodation had been let unfurnished. [Appendix Table 3.25.](#)

Satisfaction with accommodation

Two-thirds (51; 66%) of respondents were very satisfied/ satisfied with their accommodation, 15 (19%) were neither satisfied nor dissatisfied and 12 (15%) were dissatisfied with their accommodation. [Appendix Table 3.26.](#)

Satisfaction with area as a place to live

Four-fifths (62; 80%) of respondents were very satisfied/ satisfied with their area as a place to live, 11 (14%) were neither satisfied nor dissatisfied and five (7%) were dissatisfied with their area as a place to live. [Appendix Table 3.27.](#)

Perceived problems in local area

Respondents were asked to identify, from a list, issues they considered to be a major problem, minor problem or not a problem within the area. Issues considered a major/minor problem by the highest proportion of respondents included:

- Litter and rubbish in the streets (27; 34%)
- Vandalism and hooliganism (22; 28%) [Appendix Table 3.28.](#)

Issues considered not a problem by the highest proportions of respondents included:

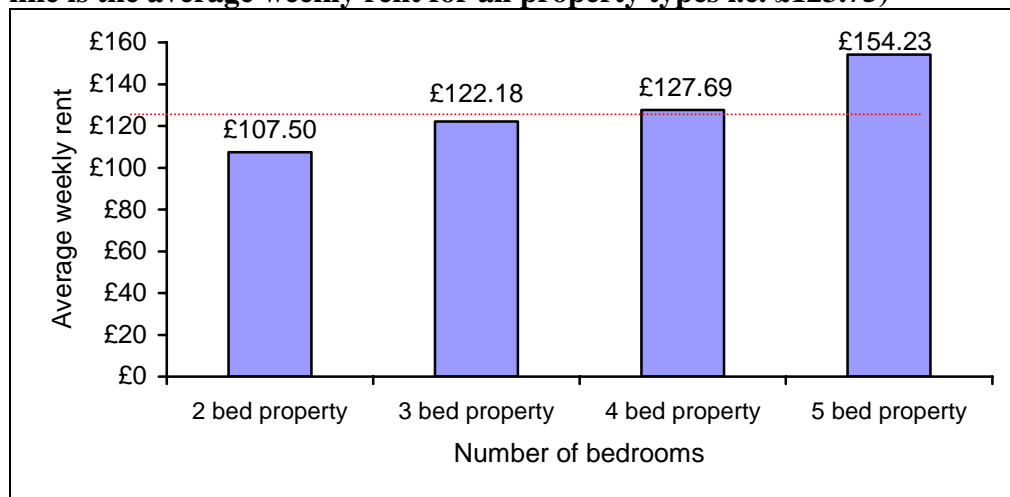
- Harassment against other groups (e.g. elderly/disabled) (70; 90%)
- Harassment on basis of race/nationality (70; 90%)
- Noise (70; 90%)
- Traffic (68; 87%) [Appendix Table 3.28.](#)

4.3.4 Rent/Housing Benefit/Deposits

The average weekly rent paid by private renters was £123.75 (range £80 to £190). More than three-quarters (56/ 78%) of respondents paid between £100 and £140 per week in rent. The Housing Executive's Local Housing Allowance (LHA) for the area is £92.31 per week for a three-bedroom property and £117.25 per week for a four-bedroom property. LHA is a new rent assessment scheme for tenants who rent accommodation from private landlords and is based on rent levels for the area private tenants live in and how many people they live with¹². [Appendix Table 3.29.](#)

¹² http://www.nihe.gov.uk/index/yh-home/renting_privately/local_housing_allowance-2.htm

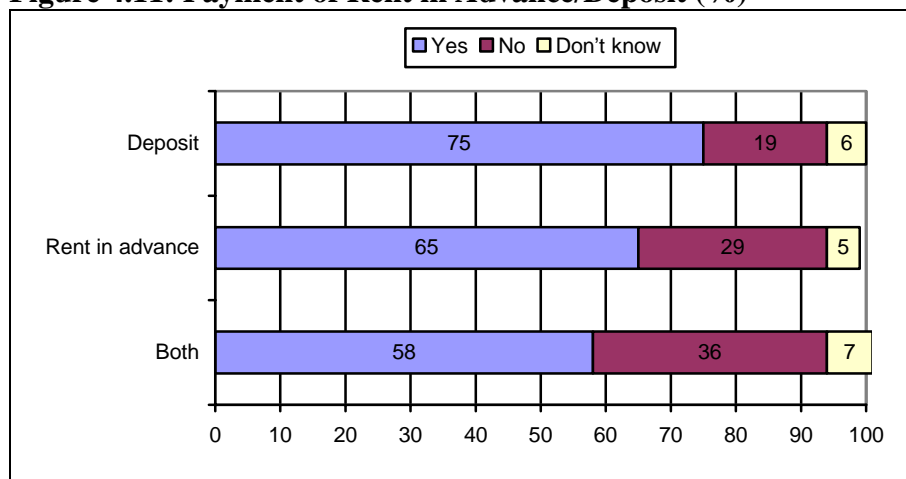
Figure 4.10: Average weekly rent by number of rooms used as bedrooms (red line is the average weekly rent for all property types i.e. £123.75)



Payment of advance rent/deposit

Two-thirds of respondents (48; 66%) stated that they had been required to pay rent in advance and three-quarters (55; 75%) had had to pay a separate deposit. More than half (42; 58%) of respondents (reported having to pay both rent in advance and a separate deposit. [Appendix Tables 3.30 & 3.31.](#)

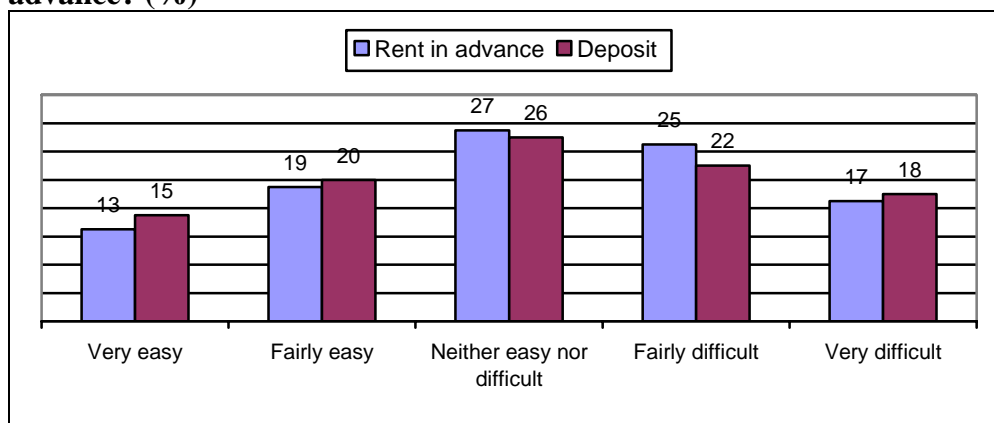
Figure 4.11: Payment of Rent in Advance/Deposit (%)



Of the 48 respondents who said they had paid rent in advance, 20 said they had found it fairly/very difficult to do so, 15 had found it very/fairly easy and 13 said it had been neither easy nor difficult for them to pay rent in advance. [Appendix Table 3.32a.](#)

Of the 55 respondents who had paid a separate deposit, 22 (40%) said they had found it fairly/very difficult, 19 (35%) said it had been very/fairly easy and 14 (25%) said it had been neither easy nor difficult for them to pay the deposit. [Appendix Table 3.32b.](#)

Figure 4.12: How easy or difficult was it for you to pay the deposit/rent in advance? (%)



Almost half (36; 47%) of respondents paid their rent weekly and more than one-third (26; 34%) paid their rent monthly/every four weeks.

[Appendix Table 3.33.](#)

More than half (39; 51%) of respondents rated their present level of rent as very high/high and 37 (49%) rated it as “OK”. [Appendix Table 3.34.](#)

As expected (due to current legislation), very few respondents (6; 8%) reported that they were in receipt of Housing Benefit. Migrant workers from A8 countries cannot apply for housing and other benefits on the same terms as other EU nationals from the older EU member states, until they have completed 12 consecutive months on the Worker Registration Scheme.

[Appendix Table 3.35.](#)

More than one-third (27; 36%) of respondents reported that it was very easy/ easy for their household to afford the rent, 24 (32%) said it was neither easy nor difficult and the same proportion (24; 32%) said it was difficult/very difficult for their household to afford the rent. [Appendix Table 3.37.](#)

The vast majority of respondents (69; 92%) paid their rent in cash.

[Appendix Table 3.38.](#)

A few respondents (5; 7%) stated that they were in arrears with their rent.

[Appendix Table 3.39.](#)

Respondents were asked if they had any difficulty paying their rent on time for any of a number of possible listed reasons. The main reasons reported by respondents were unemployment (22; 29%), working fewer hours/less overtime (14; 19%) and other debts/responsibilities (12; 16%). Smaller numbers of respondents gave other reasons including illness (9; 12%) and problems in connection with Housing Benefit.

[Appendix Table 3.40.](#)

4.3.5 Landlord/tenant relationships

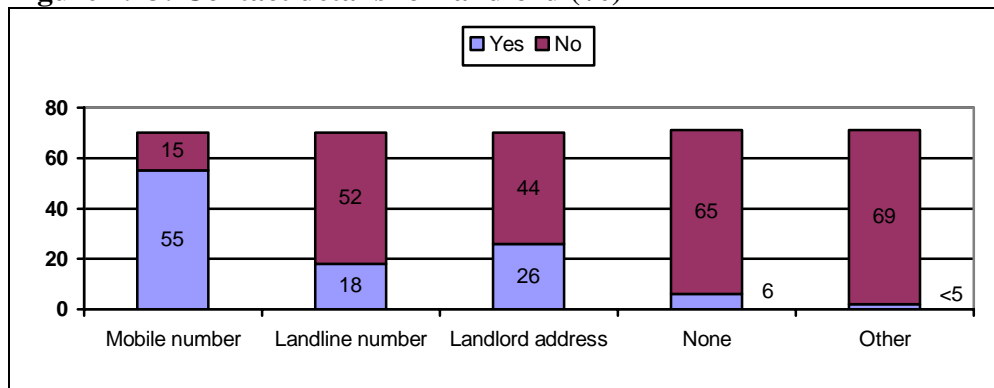
Respondents renting privately were asked whether they dealt directly with their landlord or with the landlord’s agent. The majority of respondents (61; 84%) said they dealt directly with their landlord and a few (7; 10%) dealt with an agent. A small

number of respondents (5; 7%) stated that someone else in their household dealt with the landlord/agent. [Appendix Table 3.41.](#)

The main means used by respondents to contact their landlord was a mobile phone number (55; 78%). Smaller numbers of respondents had their landlord’s address (26; 37%) and landlord’s landline number (18; 25%). A few respondents (6; 8%) reported having no contact details for their landlord.

[Appendix Table 3.42.](#)

Figure 4.13: Contact details for landlord (%)



Contact with landlord/agent

Most respondents (62; 86%) stated that they had tried to contact their landlord/agent within the previous 12 months. Of these respondents, the majority (50; 81%) said it had been very easy/easy for them to contact their landlord, seven (11%) said it had been neither easy nor difficult and five (8%) said it had been fairly/very difficult. [Appendix Tables 3.43 & 3.44.](#)

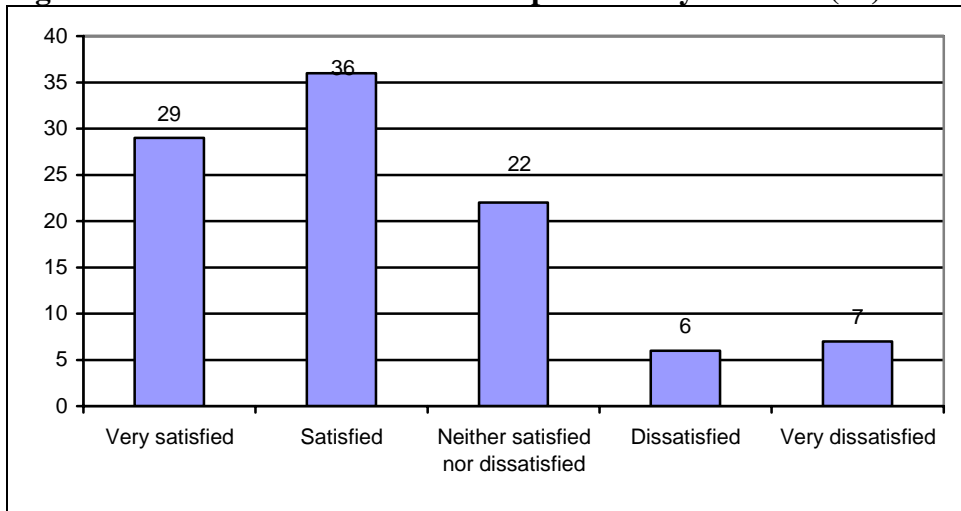
Almost two-thirds of respondents (46; 64%) were very satisfied/satisfied with the way their landlord/agent had dealt with repairs, 16 (22%) were dissatisfied/very dissatisfied and 10 (14%) were neither satisfied nor dissatisfied with the way their landlord/agent dealt with repairs. The main reasons for dissatisfaction were the length of time it took the landlord to carry out repairs and that the landlord was not carrying out repairs. [Appendix Tables 3.45 & 3.46.](#)

More than two-thirds (49; 68%) of respondents described their relationship with their landlord/agent as very good/ good and 13 (18%) stated that it was neither good nor poor. A minority (10; 14%) of respondents said their relationship with their landlord was poor/very poor, the main reasons being conflict about repairs, the landlord was unpleasant/untrustworthy/ difficult and the landlord was hard to contact. [Appendix Tables 3.47 & 3.48.](#)

Satisfaction with landlord/agent services

Almost two-thirds (47; 65%) of respondents were very satisfied/satisfied with the services provided by their landlord/agent, 16 (22%) were neither satisfied nor dissatisfied and nine (13%) were dissatisfied/very dissatisfied with the services provided by their landlord/agent. Reasons for dissatisfaction included: landlord does not do repairs, is not attentive/does not care. [Appendix Table 3.49.](#)

Figure 4.14: Satisfaction with services provided by landlord (%)



4.3.6 Rent Book/Tenancy Agreement

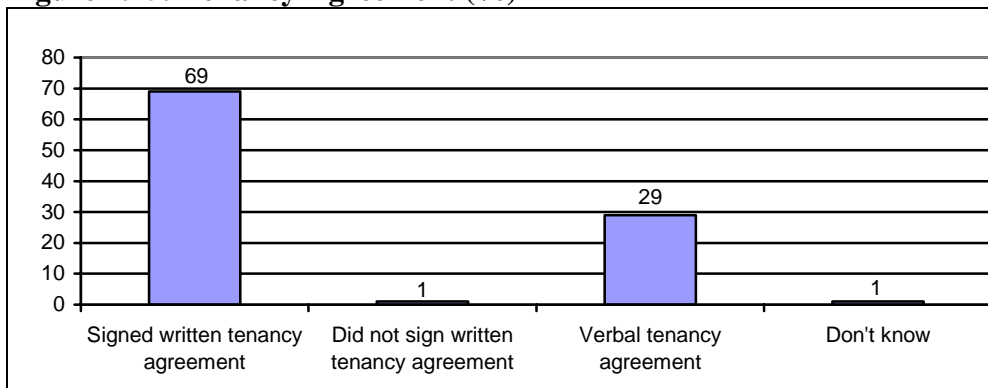
More than two-thirds (48/67%) of respondents stated that their landlord/agent had not provided them with a rent book; the remaining respondents (24; 33%) one-third said their landlord/agent had provided them with a rent book.

[Appendix Table 3.50.](#)

More than two-thirds (50; 69%) of respondents stated that they had signed a tenancy agreement and 20 (29%) said they just had a verbal agreement. Of those respondents who had signed a tenancy agreement, three-quarters (39; 75%) said they had been given a copy of the agreement and 12 (23%) said their landlord had not given them a copy of the tenancy agreement.

[Appendix Tables 3.51 & 3.52.](#)

Figure 4.15: Tenancy Agreement (%)

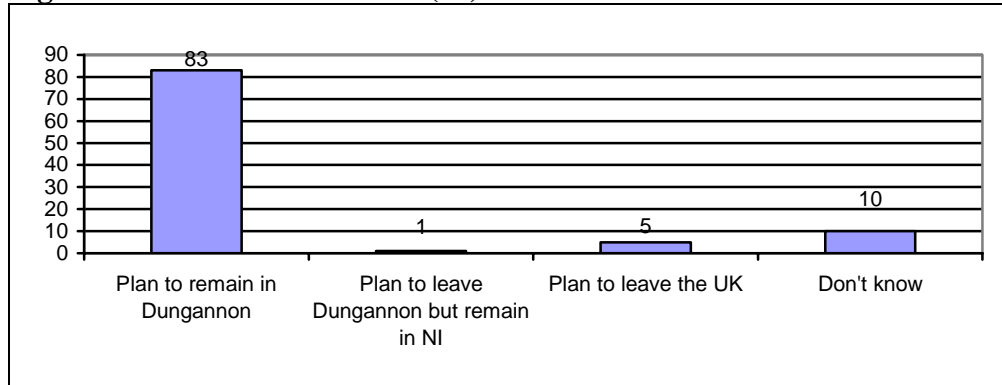


Almost half (35; 49%) of respondents did not know/could not remember how long their tenancy agreement was for; one-quarter (18; 25%) had a tenancy agreement for one year or less and 10 (14%) had a tenancy agreement for between one and two years. Smaller numbers of respondents had a tenancy agreement for more than five years (6; 8%) and between two and five years (<5; 4%). [Appendix Table 3.53.](#)

4.3.7 Future Intentions

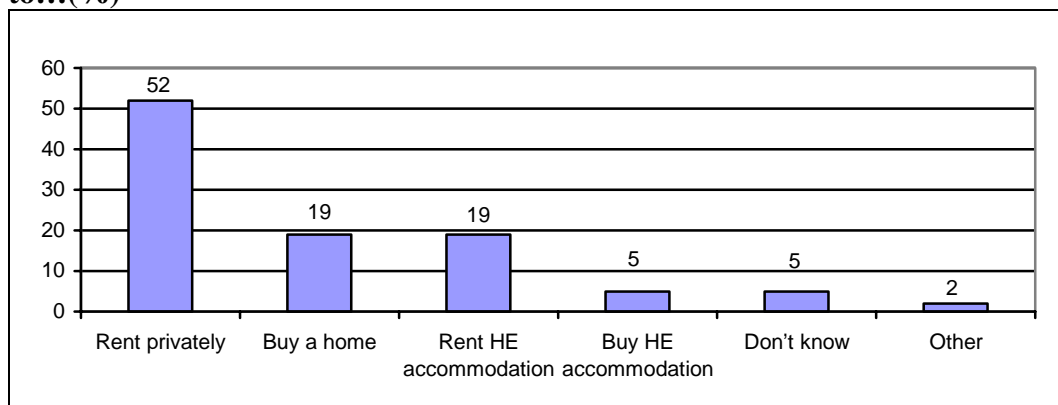
Respondents were asked what their future intentions were over the next 12 months. The majority of respondents (64; 83%) said they intended to remain in Dungannon/Northern Ireland. Very few respondents (<5; 5%) said they planned to leave the UK. [Appendix Table 3.54a](#).

Figure 4.16: Future intentions (%)



Of those respondents (64; 83%) who intended to remain in Dungannon/Northern Ireland, more than half (34; 52%) planned to rent privately, 12 (19%) planned to buy a home and 12 (19%) planned to rent Housing Executive accommodation. [Appendix Table 3.54b](#).

Figure 4.17: If planning to remain in Dungannon/Northern Ireland do you intend to... (%)



A small number of respondents (8; 11%) were on the waiting list for Housing Executive/housing association accommodation at the time of the survey. [Appendix Tables 3.55a & 3.55b](#).

4.3.8 Employment

More than three-quarters (59; 76%) of respondents currently had a job and 19 (24%) were not in employment. [Appendix Table 3.57](#).

The majority (74; 95%) of respondents had a national insurance number; very few respondents (<5; 5%) did not have a national insurance number. [Appendix Table 3.58](#).

Of those respondents who were employed at the time of the survey (59; 76%) almost one-third (19; 32%) were working through an employment agency. [Appendix Table 3.59](#).

Three-quarters (44; 75%) of those respondents in employment had found their current job after arriving in Northern Ireland and one-quarter (15; 25%) had done so before arriving in Northern Ireland. [Appendix Table 3.60.](#)

Of those respondents in employment, nine (15%) said they had paid someone to find them a job in Northern Ireland. The amount paid by these nine respondents ranged from £40 to £300. [Appendix Tables 3.61a & 3.61b.](#)

Two-thirds (39; 66%) of working respondents were employed in the local food processing industry, mainly as general production operatives. [Appendix Table 3.62.](#)

The majority of employed respondents (47; 80%) worked within Dungannon town. Almost three-quarters (43; 73%) travelled five kilometres or less to work each day. [Appendix Tables 3.63 & 3.64.](#)

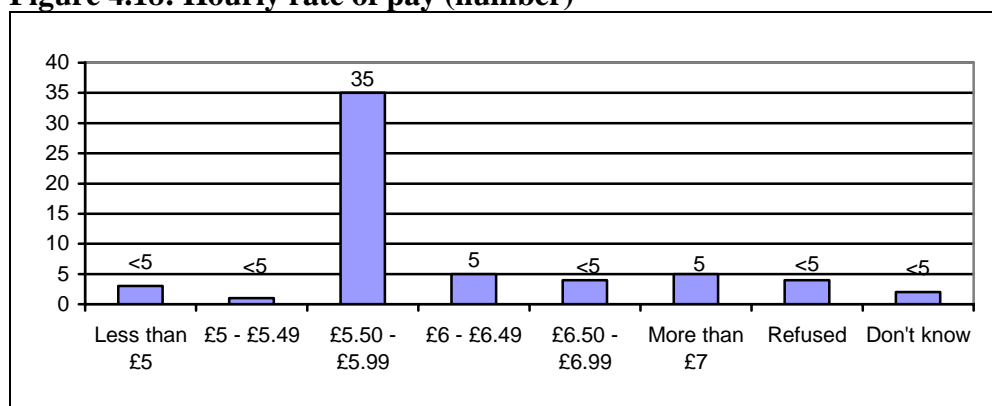
Almost half (29; 49%) of working respondents had a car. Twenty-three respondents (39%) travelled to work in their own car and equal proportions (12; 20%) travelled to work on foot and by bus. Smaller proportions travelled to work in someone else's car (7; 12%) and by taxi (5; 9%). [Appendix Tables 3.65 & 3.66.](#)

More than three-quarters (46; 78%) of working respondents had a written contract of employment. [Appendix Table 3.67.](#)

Most working respondents (53; 90%) were paid weekly. [Appendix Table 3.68.](#)

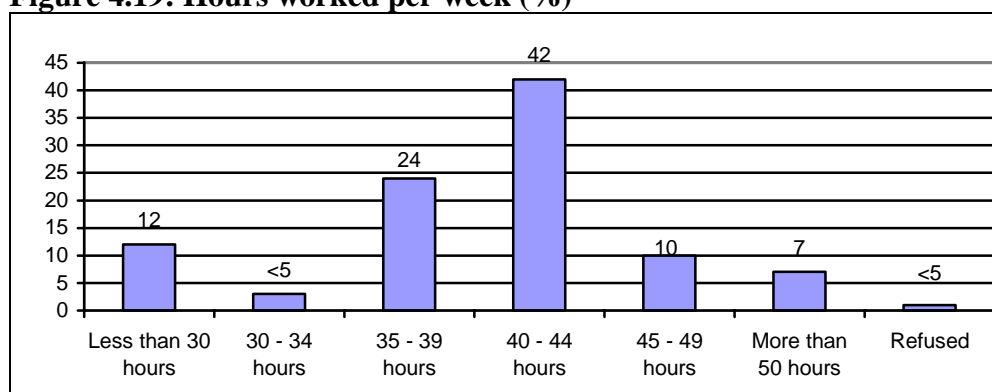
More than four-fifths (48; 81%) of working respondents reported an hourly rate of pay of £5.52 or over. The average hourly rate of pay for all working respondents was £5.84. More than half (35; 59%) of working respondents earned between £5.50 and £5.99 per hour. [Appendix Table 3.69.](#)

Figure 4.18: Hourly rate of pay (number)



The majority (49; 83%) of working respondents worked more than 35 hours per week. More than two-fifths (25; 42%) worked between 40 and 44 hours, 14 (24%) worked between 35 and 40, seven (12%) worked fewer than 30 hours per week, six (10%) between 45 and 49 hours and a small number (<5; 7%) worked for more than 50 hours per week. Overall, the average hours worked per week by all respondents in employment at the time of the survey was 38.33. [Appendix Table 3.70.](#)

Figure 4.19: Hours worked per week (%)



4.3.9 Access to services/information

The vast majority of all respondents (73; 94%) had a bank/building society account and most of these (67; 86%) had no problems opening an account.

[Appendix Tables 3.71, 3.72a & 3.72b.](#)

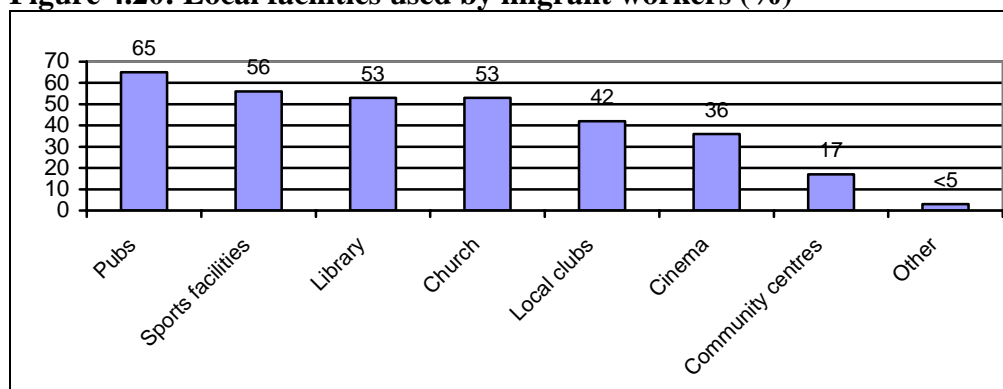
Most respondents (66; 85%) were registered with a local GP.

[Appendix Tables 3.73a & 3.73b.](#)

The main local facilities used by respondents were:

- pubs (65%; 51 respondents);
- sports facilities (56%; 44 respondents);
- church (53%; 41 respondents); and
- library (53%; 41 respondents). [Appendix Table 3.74.](#)

Figure 4.20: Local facilities used by migrant workers (%)



4.3.10 Discrimination

More than one-quarter (20; 26%) of respondents stated that they had experienced discrimination locally because of their migrant status. Of these 20 respondents, 13 reported experiencing discrimination in employment.

[Appendix Tables 3.75a & 3.75b.](#)

4.3.11 Relationship with local people

Respondents were asked whether or not they agreed with a number of statements about their relationship with local people whom they met outside work:

They will help me if I need help: 33 respondents (42%) agreed with this statement, 28 (36%) neither agreed nor disagreed and 16 (20%) disagreed.

They will not invite me into their home: 34 respondents (44%) agreed, 20 (26%) neither agreed nor disagreed and 23 (30%) disagreed.

They make me feel welcome: 35 respondents (45%) agreed, 23 (30%) neither agreed nor disagreed and 19 (24%) disagreed.

They treat me as an equal: 36 respondents (47%) agreed, 25 (32%) neither agreed nor disagreed and 16 (21%) disagreed.

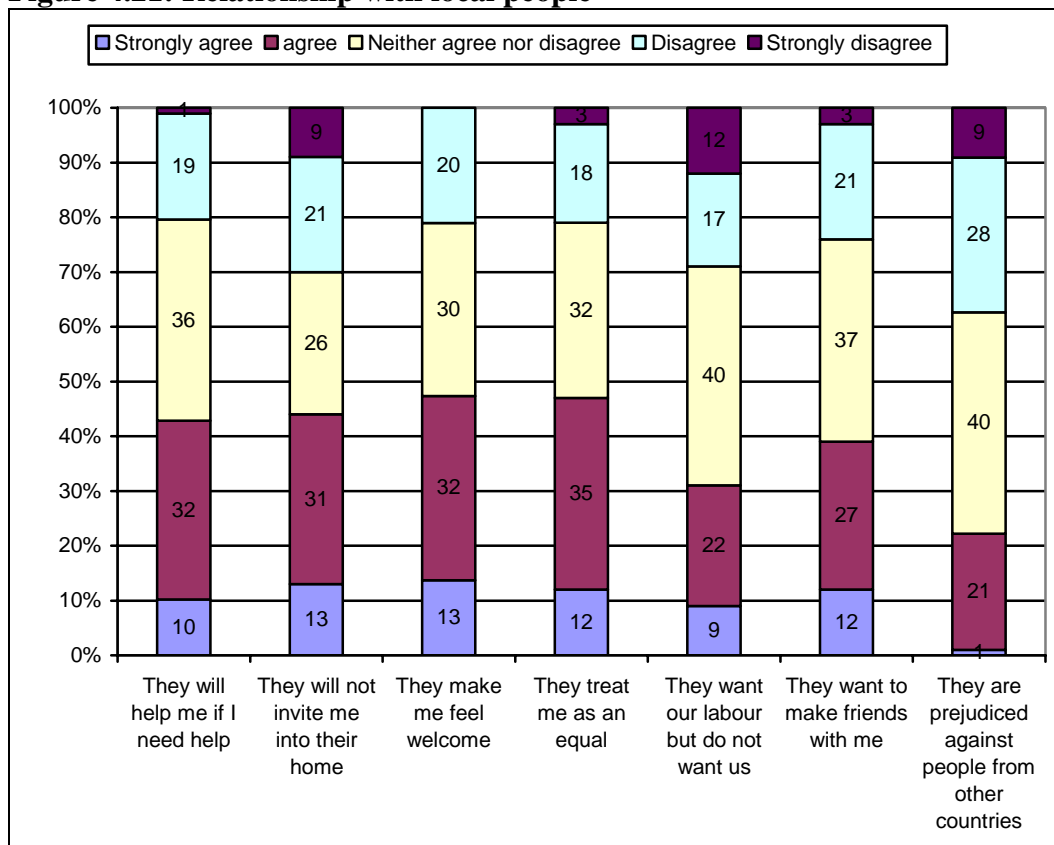
They want our labour but do not want us here: 24 respondents (31% agreed, 31 (40%) neither agreed nor disagreed and 22 (29%) disagreed.

They want to make friends with me: 30 respondents (39%) agreed, 29 (37%) neither agreed nor disagreed and 18 (24%) disagreed.

They are prejudiced against people from other countries: 17 respondents (22%) agreed, 31 (40%) neither agreed nor disagreed and 29 (37%) disagreed.

[Appendix Table 3.76.](#)

Figure 4.21: Relationship with local people



4.3.12 General health of respondents

Most respondents (71; 91%) said their health was good/fairly good.

[Appendix Table 3.77.](#)

Respondents were asked to identify, from a list, any stressful career related events that happened to them over the previous 12 months. More than one-quarter (21; 27%) of respondents said they had changed job and 18 (23%) stated they had lost their job.

[Appendix Table 3.78.](#)

Almost two-fifths (29; 38%) of respondents (said they felt more worried or stressed than they had a year previously, one-third (26; 33%) said they felt the same and 23 (30%) stated they were less worried or stressed. [Appendix Table 3.79.](#)

Respondents were asked if they thought any issues concerning their home were a risk to their health or well-being. One-third (26; 33%) of respondents stated that damp/condensation/mould was a risk, 16 (21%) thought the general maintenance of their home was a risk and 15 (19%) said lack of heating in their home was a risk to their health and well-being. [Appendix Table 3.80.](#)

Respondents in employment at the time of the survey (59 respondents) were asked if they thought any issues regarding the work they did were a risk to their health or well-being. Almost two-fifths (23; 39%) cited stress as being a risk to their health and well-being, 22 (37%) said the level of noise was a risk, 14 (24%) said the equipment they had to use was a risk and 12 (20%) stated that the number of hours they had to work was a risk to their health and well-being. [Appendix Table 3.81.](#)

4.4 *Summary*

- Migrant workers were predominantly male and aged under 40.
- The majority (85%) of migrant workers were working, mainly in the local food processing industry. Almost one-third of migrant workers worked through an employment agency. The average number of hours worked per week by migrant workers was 38.33.
- Almost three-quarters of migrant worker households earned more than £200 per week.
- The main benefits received by migrant workers were Working Tax Credit and Child Benefit.
- Equal proportions (31%) of migrant workers were Portuguese and Polish and more than one-quarter (28%) were Lithuanian. These findings are evidence of the arrival of greater numbers of migrant workers from the A8 countries since EU enlargement in 2004.
- Migrant workers generally had limited English language skills.
- The overwhelming majority (92%) of migrant workers lived in private-rented accommodation.
- More than half (56%) of migrant workers lived in single family dwellings and the remainder in Houses in Multiple Occupation.
- The average number of migrant workers living in the same property was 3.94, considerably larger than the Northern Ireland average household size of 2.53.
- The average weekly rent paid by migrant workers was £123.75.
- To get their accommodation three-quarters of migrant workers had to pay a deposit and two-thirds had to pay rent in advance. Almost two-thirds had to pay both rent in advance and a separate deposit.
- The main contact details migrant workers had for their landlord was a mobile phone number.
- Three-quarters of migrant workers said they were provided with a rent book.
- Two-thirds of respondents had a written tenancy agreement.
- The majority (83%) of migrant workers said they intended to remain in Dungannon/Northern Ireland.
- More than one-quarter (26%) of migrant workers said they had experienced discrimination locally because of their migrant status, mainly in employment.
- A number of housing related risks to health and wellbeing were cited by respondents: damp/condensation (33%), general maintenance (21%), and lack of heating (19%).
- A number of work related risks to health and wellbeing were identified: stress (39%) and noise (37%) were the most commonly quoted.

5.0 SURVEY OF ESTATE AND LETTING AGENTS

This chapter provides an insight into Dungannon's housing market through the eyes of local estate and letting agents. It focuses on their perception of the role of migrant workers in the housing market.

5.1 Methodology

The names and addresses of 12 estate and letting agents operating in the Dungannon area were established. A letter was sent to all the estate agents advising them of the nature of the survey and asking for their cooperation in completing a short, semi-structured questionnaire on their perception of the housing market in Dungannon. The survey was undertaken in late September 2008

5.2 Response rate

From the 12 estate and letting agents contacted, interviews were completed with nine agents. Of the nine agents interviewed, six offered both sales and lettings and three dealt only with sales. Not all agents provided estimates for all property types in all locations – where they did not have enough data to make an estimate.

5.3 Key Findings

5.3.1 House prices

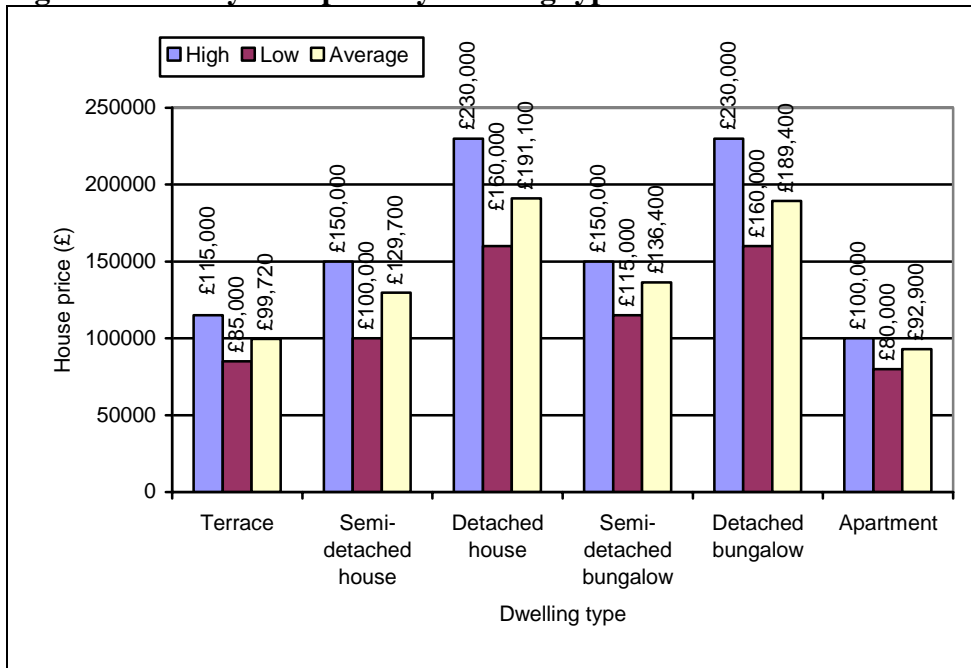
All estate agents were asked what, in their opinion, they considered to be the minimum price for each property type in good condition and with a reasonable supply in Dungannon.

The average (mean) of the estimates provided was calculated for each location and property type. These figures are shown below in Table 5.1.

Table 5.1: Entry level price for different property types in different locations – averages (means) of the estimates from the different estate agents (September 2008) (figures are rounded to the nearest £100)

	Terraced house	Semi-detached house	Detached house	Semi-detached bungalow	Detached bungalow	Apartment
Dungannon town	£99,720	£129,700	£191,100	£136,400	£189,400	£92,900
Dungannon Council area	£91,400	£127,000	£190,000	£116,000	£185,000	£77,700

Figure 5.1: Entry level price by dwelling type.



5.3.2 *Property types in greatest demand*

All agents were asked what property types and locations they thought were in greatest demand. Three of the agents reported very little or no demand at the time of interview. The remaining agents reported the property types most in demand were the more affordable terraced (under £100,000) and semi-detached (under £120,000) houses. There was no particular location in great demand.

5.3.3 *The housing market in Dungannon*

All the agents interviewed described the housing market in Dungannon as either ‘stagnant’ or ‘in reverse’ due to decreasing values and demand.

The main trend in the Dungannon housing market highlighted by agents was for prices to go down and this downturn was expected to continue for at least 12 months.

“Prices coming down and will probably continue in the near future – still too expensive”

“Prices down and near enough level, expect to stay like this for next 12 months”

“Would expect a bit of movement early next year, depends on the market and if people can access mortgages...”

A number of agents reported buy-to-let investors leaving the market and expected more to do so in the future.

“Buy-to-let investors looking to off load – would expect more of this in the future.”

All agents reported substantial drops in house prices, on average 40% down on peak values.

“Down an easy 40% from peak value”

“50% down from peak values”

“Prices have come down 25-30% on last year.”

“Prices down on average 25% over the last year”

“Downward 40-50% from peak”

All attributed this decrease to the current ‘credit crunch’ and lack of confidence in the market. A number of estate agents claimed the lack of confidence was ‘media driven’.

“Lack of confidence in the market/credit crunch (houses were overpriced at peak – a lot of people drove house prices up – put themselves and first time buyers out of the market)

Whole thing media driven – media have to take a responsible attitude to what they are reporting”

“No money, banks not lending due to credit crunch”

“-unavailability of finance

-no consumer confidence

- no confidence in the market due to media”

“Confidence in market down largely due to media influences.”

5.3.4 Purchaser profile

The main purchaser types were first time buyer couples.

The property types bought by purchasers were terraced and semi-detached houses.

5.3.5 Affordability problems for first time buyers

All agents thought there were affordability problems for first time buyers and singles, though not necessarily related to house prices, mainly due to difficulty in accessing mortgages, particularly in finding deposits.

“Credit crunch... no 100% mortgages... wages can’t match repayments... deposits difficult to find”

“No one can afford a deposit... increasingly hard to find deposits”

“Main problem is getting finance – house prices are cheap enough.”

“Not really an affordability problem...major liquidity problem”

5.3.6 Buyers/Vendors

Most buyers were locals with a few outside investors, although one agent stated that *“most recent completions have been by foreign nationals”*.

A number of estate agents reported that investors were leaving the buy-to-let market; some mentioned that vendors were self-building and others said that most of the properties on the market were in new developments and some agents remarked that there was no real movement in the market.

5.3.7 Gaps in the market

Agents were asked whether or not they saw any gaps in the market in Dungannon. The main gap in the market identified by a number of agents was in the provision of more affordable homes for first time buyers. One agent suggested that the migrant worker population in Dungannon was a market to be tapped.

“Properly priced (affordable) new developments would still sell well.”

“Affordable housing below £100k (starter homes).”

“More affordable homes – developers paid so much for land they cannot drop prices.”

“Foreign nationals (20% of population or so) are a market to be tapped.”

5.3.8 Public sector intervention in the housing market in Dungannon

Agents were asked whether or not they thought there were any areas where the public sector (Housing Executive/housing associations) should intervene in the housing market in Dungannon. Five of the agents thought the public sector should purchase more ‘off the shelf’ properties to help with affordability issues and take surplus stock out of the market.

Agents also suggested that the public sector should offer help to first time buyers by offering more affordable ‘starter homes’, introducing shared equity schemes and by putting more money into the co-ownership scheme.

One agent cautioned that such a scheme, similar to the Republic of Ireland’s Affordable Housing Scheme, could influence the market if introduced here and put people off buying in certain areas.

“HA’s should buy single units... Major housing shortage – no sites available in Dungannon... Would get great value buying single units – shooting themselves in the foot not buying.”

“Help first time buyers (shared equity – pay deposit and take part of property)”

“Buy up land and build more affordable homes.”

Some agents thought it was up to the private sector to “get themselves out” of their current situation and that there was already “too much product and not enough people”.

5.3.9 Investors

Agents were asked how many properties they sold to investors who proposed to rent privately. All of the agents reported a dramatic fall in the number of properties sold to investors; none of the agents interviewed reported any recent sales to investors.

“Not lately – 12 months ago 90% [of sales] were to investors”

“At the moment no, if prices come down this possibly will change.”

“None in the last 16 months.”

5.3.10 Rental properties

Agents reported that all property types are rented privately (mainly semi-detached/terraced houses in new developments)

Most of the rental properties are located in new developments (generally 5/6 years old or less) and in good condition.

Agents reported that the rental market is generally located in Dungannon town. However, a number of agents stated there was some rental activity in Moy and Aughnacloy. Two of the agents interviewed reported that property was very difficult to let in Coalisland.

The main household groups renting property, according to agents, were migrant worker families. However, several agents reported an increase in the number of potential first time buyers now renting privately before trying to buy, due to the ‘credit crunch.’

5.3.11 Estate agents specialising in rental property in Dungannon

Six of the nine agents interviewed offered sales and lettings. The agents managed between 20 and 160 properties. None of the agents reported any difficulties in re-letting accommodation in Dungannon town, but there was some difficulty outside the town.

Some agents reported increasing management difficulties due to landlords not being in a financial position to carry out repairs, problems with arrears and the time taken to process Housing Benefit payments.

5.3.12 Average rents

The average (mean) of the estimates provided was calculated for each of the locations and dwelling size. These figures are shown below in Table 5.2.

Table 5.2: Minimum weekly rent for different sizes of property in different locations –averages (means) of the estimates from the different agents

	One bed property	Two bed flat	Two bed house	Three bed property	Four bed property
Dungannon town	£75	£104	£108	£120	£138
Dungannon Council area	£70	£100	£98	£117.50	£127

The agents were asked if there had been any marked changes in the rent levels. There was a mixed response to this question with some agents saying rents had remained the same over the previous year. One agent reported that rents had come down £10-15 per

week in their area, due to a lot of migrant workers going home. Another agent reported rents increasing by approximately 20% in the previous 12 months.

All agents reported that landlords generally asked for a deposit and rent in advance, usually one month's rent for each, that properties were generally let furnished or partly furnished and that all tenants were provided with rent books and tenancy agreements.

5.3.13 Location of rental properties

Agents reported the rental properties are located across all sectors but are mainly within new developments in owner-occupied areas.

Most agents reported that this has changed over time: now the majority of private rental properties are in the owner-occupied sector, with investors purchasing in new developments where previously they would have mainly bought ex-Housing Executive properties.

5.3.14 Landlords

Agents were asked what types of landlords owned property in the area. The agents reported that most of the landlords were individuals, with some builders letting property in new developments

Agents stated that the majority of landlords had been operating for less than five years and had relatively small portfolios, generally one to two properties.

The agents also reported that there had been a change in the type of landlords operating in the area. Now most landlords are 'virgin' landlords as opposed to large scale professionals who had operated in the area previously.

“Mostly individuals now with one to two properties opposed to large scale landlords”

“A lot of new investors about two to three years ago – inexperienced, there to make money.”

5.3.15 Supply of rented accommodation

All the agents interviewed reported a dramatic increase in the supply of rental accommodation in the last five years, although one agent stated there had been no movement in the last year.

Agents said this was influenced by the general housing boom and the ease in obtaining buy-to-let mortgages coupled with the arrival of large numbers of migrant workers.

5.3.16 Tenants

All agents reported that the vast majority of tenants renting in the local area were migrant worker families (90% according to one agent). Some of the agents interviewed reported an increase in potential first time buyers renting privately before trying to buy.

Agents reported no problems with tenants, although one agent reported *“the odd isolated incident due to the attitude of locals towards migrants”*.

5.3.17 Demand for rented accommodation

All agents stated that the demand for rented accommodation had increased significantly over the last five years although there were signs that this had been levelling off over the last year.

The main influence on the increased demand for rented accommodation cited by all agents was the arrival of migrant workers. A number of agents also felt that the current affordability problems are increasing the demand for rented accommodation.

5.3.18 Influence of migrant worker population on the rental market

All agents reported that the migrant worker population had had a huge influence on the rental market in Dungannon, with all saying that there was no real rental market before they arrived.

“A huge influence – no rental market before they arrived.”

“Made the rental market – drove up rental prices”

“They created it!”

“Major influence – more properties/landlords trying to cash in on this.”

None of the agents interviewed expected this trend to continue, most expected current levels to be maintained or to decline slightly. All stated that this was dependent on the current financial situation.

“It will probably decrease as some migrant workers leave – credit crunch will decide the future. Should any local factories close it will have a disastrous effect on the market.”

“It appears to have levelled off and will probably decline.”

“As long as there is work for them think this will continue. Becoming more integrated in the community especially with children at schools etc.”

5.3.19 HMO policy

All agents stated that the Housing Executive’s HMO policy had no effect on them as they did not deal with HMOs.

5.3.20 Other issues

At the end of the interview all the agents were asked if there were any other issues they wanted to highlight. Seven of the nine agents gave a reply. Their responses are given below:

“There is an oversupply of properties at the moment, no buyers due to credit crunch.

“There is an undersupply in Dungannon town, it is the opposite in satellite towns (a decent bus service would sort this out!)”

*“Job losses in the area could ruin the rental market. Government needs to take action to prevent job losses.
Vendors need to be more realistic about prices or take property off market.
Banks need to do something about mortgages.”*

“Ultimately there is an oversupply, too many new developments not enough buyers. (too many singles – will have to move back home due to economic situation)”

“There seems to be an undersupply of good quality private sector rental properties.”

“If migrant workers go there will be a serious oversupply of properties – will be a major problem.”

“Market oversupplied at the moment – have to turn down property.”

5.4 *Summary*

- All the agents interviewed described the housing market in Dungannon as either ‘stagnant’ or ‘in reverse’ due to decreasing values and demand.
- All agents reported substantial drops in house prices, on average 40% down on peak values.
- All agents thought there were affordability problems for first time buyers and singles, though not necessarily related to house prices, mainly due to difficulty in accessing mortgages, particularly in finding deposits.
- Agents stated that the majority of landlords had been operating for less than five years and had relatively small portfolios, generally one to two properties.
- All the agents interviewed reported a dramatic increase in the supply of rental accommodation in the last five years, although one agent stated there had been no movement in the last year. Agents said this was influenced by the general housing boom and the ease in obtaining buy-to-let mortgages coupled with the arrival of large numbers of migrant workers.
- All agents stated that the demand for rented accommodation had increased significantly over the last five years although there were signs that this had been levelling off over the last year. The main influence on the increased demand for rented accommodation cited by all agents was the arrival of migrant workers. A number of agents also felt that the current affordability problems are increasing the demand for rented accommodation.
- All agents reported that the migrant worker population had had a huge influence on the rental market in Dungannon, with all saying that there was no real private rental market before they arrived.
- None of the agents interviewed expected this trend to continue, most expected current levels to be maintained or to decline slightly. All stated that this was dependent on the current financial situation.

6.0 MIGRANT WORKER CASE STUDIES

6.1 Introduction

6.1.1 The previous chapters have provided both a demographic and socio-economic profile of migrant workers in Dungannon and an overview of the housing circumstances and insight into landlord tenant relationships. From this it would appear that the poor quality housing endured by many migrant workers in Great Britain (see Chapter 2.0) is not mirrored in Dungannon. However, the household survey undertaken in Dungannon would indicate that there are comparable problems for migrant workers in relation to affordability, availability of rent books/tenancy agreements and poor relationships between tenant and landlord. The repairs service in particular was seen as a bone of contention with more than one-fifth (22%) being dissatisfied or very dissatisfied.

6.1.2 In many ways these findings are not untypical of the experience of private tenants generally in Northern Ireland. However, as the case studies provided by STEP for this chapter illustrate, migrant workers can face additional major housing-related problems. The case studies have been selected from STEP's client base in the Dungannon area.

6.1.3 Case study 1 illustrates the problems of insecurity of tenancy and loss of deposit as a consequence of a landlord facing repossession due to inability to meet mortgage payments.

6.1.4 Case study 2 clearly shows the housing and benefit issues faced by a migrant worker who experienced industrial injury.

6.1.5 Case study 3 highlights the difficulty for migrant workers living in houses in multiple occupation.

6.1.6 Case study 4 illustrates the housing problems that can arise when migrant workers experience abuse, intimidation and harassment because of their ethnicity.

6.2 Case Studies

6.2.1 Case Study 1

Family A approached STEP to obtain support after they had received a letter from the Enforcement of Judgments Office of the Court Service of Northern Ireland. The family consisted of a married couple living with their adult daughter, who had two dependants. All three adults were from Lithuania and had completed the requisite 52 weeks of the Home Office Worker Registration Scheme.

The content of the letter had caused the family immediate concern, as it stated that the private rented accommodation in which they were living was in the process of being repossessed as the landlord had defaulted on the mortgage payments to the lender. The letter stated that the tenants were required to remove their belongings from the house as failure to do so would result in them being disposed of.

The family had not been in direct contact with their landlord for several months. Thus they were not aware that the property they were renting was about to be repossessed. As they had a valid tenancy agreement that was not at the point of termination, they

were entitled to an adequate period of notice from the landlord. However, this family had to find alternative accommodation urgently that suited their needs.

STEP initially advised the family to submit a homelessness application and explained the administrative process to them. STEP also provided this family with the support they required in order to reply to the EJO Court Service letter and request an appropriate period of notice, so that alternative accommodation could be found.

STEP also contacted the Housing Rights Association of Northern Ireland, to obtain further clarification on the clients' rights and obligations in respect of their tenancy and attempted to liaise with the landlord in order to retrieve the tenant's £500 deposit.

The family wished to occupy 5 bedroom accommodation. Given the timescales involved in a social dwelling of this size becoming available, the family decided to move once again into private rented sector accommodation. Through working closely with the clients, alternative accommodation was secured. STEP was instrumental in providing the client with emotional and practical support during this traumatic time. However, the attempts to contact the landlord and retrieve the deposit were unsuccessful.

An additional point to note in relation to this case study is that the landlord owned six other properties. STEP was only contacted by the tenants of two of these properties.

6.2.2 Case Study 2

B had initially arrived in the United Kingdom in 2004 from Poland. He was employed through a recruitment agency to work in a local factory. Whilst working in the factory he had an industrial accident: he was trapped against some pallets in the loading bay by a fork lift truck. He had been unable to hear the fork lift truck as he has a hearing impairment. B was working legally in the United Kingdom when the accident occurred.

B was admitted to the Royal Victoria Hospital for surgery. His consultant notified him that he would be unable to return to work within the next six months. A medical certificate was forwarded to his employer.

The client then arrived at STEP seeking employment advice. He had received a letter from his employer stating that, as he had not attended work, his contract of employment had been terminated. STEP attempted to negotiate with the employment agency/employer; however, these attempts to contact the employer proved to be futile. STEP then provided him with support to complete an application for Incapacity Benefit and Industrial Injury Benefit, but B was only awarded Incapacity Credits (which consist of National Insurance stamps). Thus his total weekly income consisted of an Industrial Injury Benefit amounting to £27.00.

B originally lived alone in private rented accommodation. No longer able to afford the rent he moved into shared accommodation with two other Polish men; his initial contribution to the household was not financial, he carried out various domestic chores. There was a shared belief by all of the housemates and B himself that he would be awarded Housing Benefit in the near future and that he would then reimburse his housemates for any outstanding rent.

The financial pressure within the household was then exacerbated by the fact that B's two housemates had their working hours significantly reduced and they were no longer able to pay the rent. Both then decided to move to England, which left B homeless and he then resorted to squatting in various vacated properties. During this time B's physical and mental health deteriorated and he developed a dependency on alcohol. One evening he was attacked in a local park and sustained facial injuries.

B then contacted STEP. He was advised to present himself as homeless at the local Housing Executive office. B was provided with temporary accommodation for a period of six months while the Housing Executive considered his case and sought medical advice regarding the nature and extent of his incapacity. Ultimately, however, B was not deemed eligible for emergency housing assistance as he failed to satisfy the 'Person from Abroad' hurdle, not having completed 52 weeks of the Worker Registration Scheme. STEP then obtained advice from the Law Centre in order to clarify B's legal right to housing. The Housing Executive's decision was challenged in light of Article 17 of the European directive 2004/58, which stipulates that a length of residence cannot be imposed on B as he has sustained an industrial accident which therefore entitles him to receive "certain benefits in full or in part by an institution in the host Member State". As B was working legally at the time of his industrial accident, no time limit could be placed on him and was therefore eligible for temporary accommodation whilst a report was conducted to ascertain if his injury incapacitated him permanently.

The lack of clarity surrounding this issue meant that B was not immediately awarded temporary accommodation. STEP liaised with the Housing Executive's Policy Unit in Belfast advising them of B's legal entitlement under the European Directive 2004/58 and B was then provided with temporary accommodation by the District Office.

This case was particularly complex in terms of deciding whether the applicant was temporarily or permanently incapacitated and therefore eligible under the EEA Regulations. On the basis of the consultant's report that B was only temporarily incapacitated he was advised that he was not eligible for housing and has since left temporary accommodation. STEP is aware that he is now street homeless. The case highlights a gap in the safety net where a migrant worker who has serious – but not necessarily permanent industrial injuries – is not deemed eligible for housing support if they have not worked for 52 weeks.

6.2.3 Case study 3

This case study demonstrates the difficulties experienced by those individuals who are dwelling in houses of multiple occupation (HMO) (see Appendix 6 for definition of HMO). The following is a description of the individuals¹³ who were residing together in the private rented sector in a three bedroom former Housing Executive property and their family relationships.

James and Denise
Their five children
Margaret (Denise's sister-who is expecting a child)
Dan (Margaret's partner)
Mary (James's mother)

¹³ Fictitious names have been used to protect identities.

Martin and Tom (James's two cousins)

Margaret is a Portuguese national and she has been residing in the United Kingdom since 2004. She came to STEP for support as she was expecting her first child and she was concerned about the birth as she was currently sharing a room (including her partner and herself, there was a total of four individuals sharing a bedroom). STEP advised Margaret that she should present herself at the Housing Executive for general re-housing, on the basis that her current living arrangements were overcrowded and in no way a conducive environment for a newborn child.

Margaret's initial request to be re-housed under homeless legislation was refused on the basis that she was already housed in "suitable accommodation". Under existing legislation the dwelling was not deemed to be an HMO until James' two cousins (Martin and Tom) arrived and overcrowding is not a criteria which guarantees Full Duty Applicant status.

STEP mediated with the extended family and in particular raised awareness of the health and safety concerns that are prevalent when twelve people are sharing accommodation that is not suitable for this purpose. STEP highlighted that Martin and Tom should seek alternative accommodation as they were now employed. There was an internal conflict, as Denise and James were concerned that members of the family moving out would create the perception amongst the community that Denise and James were requesting their immediate removal from the house. STEP, however, stressed that this was not the case and that it was not conducive to any of the individuals' overall happiness to live in a house that was essentially overcrowded.

The Housing Executive reassessed Margaret's application and she was declared a Full Duty Applicant and placed on the waiting list. However, the birth of Margaret's child was imminent and the cost that would be involved in furnishing a Housing Executive property with essential items of furniture and household appliances was too great for the applicant. Margaret therefore decided that private rented accommodation would be the financially more viable option and she withdrew her housing application. STEP provided her with support to lodge an application for Housing Benefit.

This case study illustrates the difficulties surrounding the current HMO definition. Since all the members of this household had a familial connection with each other (until James' cousins arrived), they did comprise more than one household living in a HMO as prescribed by the legal definition. This highlights the need to re-examine the effect of the current definition so that if extended large families are counted as a single household they can receive adequate advice and protection if they find themselves living in overcrowded conditions.

6.2.4 Case Study 4

This case study illustrates the damaging effect on the housing circumstances of migrant workers who experience abuse, intimidation and harassment on the basis of their nationality.

Sarah and Dominic¹⁴ moved into their Housing Executive accommodation in 2007. Soon afterwards they began to have problems with their neighbour, consisting

¹⁴ Names have been changed to protect identities.

essentially of beer cans being thrown into their garden and excess noise at unsociable hours that disturbed their child's sleep. When Sarah left the house she would also be subjected to verbal abuse, containing racial slurs.

One night, there was a loud noise outside the house and Sarah and Dominic rose to find their car had been vandalised. Two men were seen running from their property. Sarah and Dominic then notified the insurance company and the police. This initial incident, however, was not logged as a racist offence.

Nine months later (minor incidents of verbal abuse continued during this time), Sarah was alone in the house and there was a party ongoing in the adjoining garden. While Sarah was changing the baby, she heard the smash of glass in another room. She looked out the window and saw two men walking away from the property. Both men made hand gestures at her and walked into the property next door. Sarah then contacted the police who came to the house and took a formal statement. A report was made by the police to the Housing Executive. The tenants repaired the broken glass.

In January of this year, both Sarah and her partner were awoken by a loud noise. All the windows and glass panes on the doors at the front of the house had been broken. They also reported this incident to the police. Due to the ongoing nature of this abuse, Sarah felt extremely vulnerable and did not want to return to the house in case her family would be subjected to an onslaught of further attacks.

Sarah then contacted STEP. STEP contacted the Housing Executive and supported Sarah and her family to obtain emergency accommodation. STEP also requested the provision of storage space for the family's personal belongings. STEP requested that the house should be shuttered and was assured by a Housing Officer that this would be done. STEP also assisted Sarah in reporting the attack to Dungannon District Council and the PSNI.

In the late evening the property was attacked for a second time. This time, however, it was an arson attack resulting in fire damage to the property and the family's personal possessions. STEP is currently supporting the client to retrieve the cost of their damaged possessions.

The family is currently staying in temporary 'bed and breakfast' accommodation provided by NIHE, consisting of one room. Breakfast is not included. The family have had to pay more for this accommodation than their previous rental payment. STEP is now assisting the family in raising this query with the Housing Executive. Being victims of racist abuse has not only caused the family to suffer severe emotional trauma, but it is also still causing them to suffer significant financial hardship, which exacerbates the impact of these racist attacks.

This case illustrates the difficulties faced by migrant workers encountering racist prejudice and abuse and the problems for statutory agencies attempting to deal with this. The Housing Executive has in place comprehensive anti-social behaviour measures to deal with neighbourhood disputes, including any harassment which has a seriously detrimental effect on the victim or members of his/ her family. It also works closely with PSNI and other agencies to address unacceptable behaviour in its estates. However, these measures do not necessarily result in a satisfactory resolution of a particular situation, as illustrated by the case study.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This chapter revisits the objectives for the research project and summarises the main conclusions in relation to each of them. It also provides some recommendations for future housing and housing related policy to address the issues facing migrant workers in the context of their role in Dungannon's housing market.

The key objectives of the research and the related main conclusions are set out below. Detailed data have been collected for each objective.

Objective 1

To describe and analyse key social, economic and demographic characteristics of migrant workers in Dungannon in the context of Dungannon's population as a whole.

Both the preliminary research and the household survey focussing on migrant workers provided a plethora of socio-economic and demographic data. In summary: migrant worker households tended to be larger, younger, predominately male with higher levels of employment, but living on lower incomes than the wider population in selected estates in Dungannon. (See Chapters 3 and 4).

Objective 2

To establish recent trends in the demand for housing in the private and social sectors, including the incidence of homelessness, and estimate how this has been affected by the inflow of migrant workers.

Both the quantitative and qualitative evidence indicates that migrant workers have had a significant impact on Dungannon's housing market, particularly in relation to the demand for private rented accommodation. However, a growing number are seeking accommodation in social housing. Evidence emerged from the analysis of District Office records that a growing number of migrant workers were being awarded FDA homeless status. This process has been facilitated by STEP which has proved to be an effective representative on behalf of migrant workers presenting as homeless. (See Chapters 1, 3, 4, 5 and Appendix 5).

Objective 3

To provide a profile of the social housing market by estate and the suitability of these locations for migrant workers.

Dungannon's social housing market comprises a series of small to medium sized estates, the largest of which is Lisnahull with more than 250 properties. These estates generally comprise well maintained terraced and semi-detached properties, a considerable proportion of which have been sold. These estates are grouped into Dungannon 1 and Dungannon 2 for the purposes of housing management. More than 120 social dwellings have been allocated to migrant workers, mainly in Dungannon 1. Initially there was some antipathy toward incoming migrant workers. However, more recently the situation has improved, although there have been ongoing incidents of abuse and harassment of migrant workers in the Lisnahull and Ballygawley Road estates. The waiting list for social housing in Dungannon rose rapidly between 2005 and 2007 but now appears to have stabilised, partly as a result of the decline in the number of additional migrants coming to Dungannon. (See Chapter 1 and Appendix 5).

Objective 4

To provide an insight into the demand for and the supply of owner-occupied homes, including the availability of suitable land and affordability issues in Dungannon and potential means of addressing these and to provide a profile of new and pending housing developments and their subsequent tenure.

The demand for owner-occupied houses in Dungannon continues to exist. However, due to the effects of the “credit crunch”, effective demand is more limited. Affordability remains a significant issue for first time buyers, increasingly because of the size of the deposit required. A number of new housing developments are under construction but the pace of completion has slowed in the face of weak demand. Only a very small proportion of migrant workers are in the owner occupied sector. (See Chapter 1 and Chapter 5).

Objective 5

To provide an initial assessment of housing and health issues in relation to migrant workers.

In line with much of the research undertaken in GB (outlined in the literature review) most of the housing issues confronted by migrant workers related to their occupancy of the private rented sector. For example, three-quarters of respondents stated that their landlord/agent did not provide them with a rent book and although more than two-thirds had signed a written tenancy agreement the remainder had only a verbal agreement. Another difficulty highlighted was that the main contact details respondents had for their landlord was a mobile phone number. However, in contrast to GB, the condition of the housing in terms of unfitness and disrepair was not an issue for migrant workers, with most properties being either relatively new or previously owned and well maintained by the Housing Executive. (See Chapter 4).

Most migrant workers were also not concerned about housing and health, partly because of the relative good quality of their homes but also the relatively young age profile of migrant worker households. The vast majority (91%) of migrant workers described their health as good/fairly good. (See Chapter 4).

However, the research highlighted a number of important housing related issues:

Migrant workers generally have limited English language skills highlighting the need for adequate materials to be provided in the appropriate languages. STEP also noted that the centralisation of services by the Housing Executive (e.g. Housing Benefit in Omagh) means more communication for migrant workers by telephone, primarily in English. Language support is available but this is accessed through English speaking operators, whereas face-to-face communication is more accessible for people whose first language is not English. This echoes the findings of a number of GB studies which highlight the importance of language support. (See Chapters 2 and 4).

While the Housing Executive can only operate within its statutory responsibilities, the ending of the Worker Registration Scheme in 2011 may have adverse repercussions for the housing and benefit entitlements of migrant workers. In addition there is as yet no obligation on the Housing Executive District Offices to maintain records of migrant workers who present themselves as homeless, but whom the Housing Executive has no duty to assist. A more comprehensive view on homelessness would be achieved if consistent records were kept (it should be noted that Dungannon

District Office has already started this process). However, perhaps the most intractable housing issues for migrant workers are highlighted by STEP's comment that:

“The Worker Registration Scheme and other restrictive mechanisms create destitute homeless people beyond the reach of the NIHE by making migrant workers ineligible for support. Migrant workers are among the most vulnerable during periods of economic downturn such as the present recession. The loss of their jobs and consequently their ability to pay for accommodation often renders them homeless.”

Objective 6

To provide a profile of private rented sector accommodation.

Private rented accommodation tends to be semi-detached or terraced housing in fairly new developments (<5 or 6 years old). Nearly two-thirds of all migrant workers lived in homes built since 2000. Standards of accommodation are generally good. Two-thirds of respondents were very satisfied/ satisfied with their accommodation and only 15 per cent expressed any dissatisfaction. (See Chapter 4).

Demand and supply of private rented accommodation have risen sharply in the last five years driven largely by the arrival of large numbers of migrant workers. (See Chapter 5).

RECOMMENDATIONS

Landlords

In line with the Private Tenancies (NI) Order 2006, all tenants should be provided with a rent book (free of charge) – this should contain the name and address of the landlord, the rent (and rates if applicable) payable and when it is due, and details of any other payments they should make. Tenants should also be provided with a Statement of Tenancy Terms within 28 days of the tenancy commencement.

Given that many smaller landlords may not be fully aware of their legal responsibilities under the Private Tenancies (NI) Order 2006, training should be organised to provide these small landlords with advice, particularly in relation to their responsibilities to occupants and the standard of accommodation they provide. This training should be widely publicised – in estate agents, banks and building societies, local press etc. Any training and support also needs to emphasise the threat to their investment if they do not manage their properties and tenancies properly.

The future of the Worker Registration Scheme

Given that the Worker Registration Scheme is set to come to an end in 2011, the Housing Executive should undertake research and consultation to ascertain the expected impact of this on access to housing for migrant workers.

HMO Issues

More than two-fifths of respondents lived in shared accommodation (see chapter 4). Under Article 143 of the Housing (NI) Order 2003 these shared houses are classified as Houses in Multiple Occupation (HMOs). The recent study into HMO Registration in Northern Ireland¹⁵ sets out a number of recommendations¹⁵ in this area. Specifically,

¹⁵ www.nihe.gov.uk/study_into_hmo_registration_in_northern_ireland_june_2008_.pdf

it provides a number of recommendations on how the HMO scheme can address the concerns raised by recent inflow of migrant workers.

The Housing Executive is responsible for ensuring that Houses in Multiple Occupation (HMOs) meet a number of requirements in relation to the overall condition of the dwelling, and the number of people living in the dwelling. It is important for the Housing Executive to continue to locate and identify HMOs with the aim of improving both the physical and management standards of HMOs. HMO inspections are an important way of ensuring that tenants in shared accommodation have adequate standards of accommodation at reasonable rents. Referral arrangements have been put in place between local District Offices and HMO units to identify potential HMOs. Partnership arrangements with voluntary organisations such as STEP are important in order to address the housing and support needs of migrant workers in HMOs and these organisations should be encouraged to refer these HMOs to the Housing Executive for inspection.

Communication

The research shows that large proportions of migrant workers speak little or no English (see Chapter 4). There should be a focus on improving communication. The Housing Executive needs to produce more information about housing rights, Housing Benefit, HMO standards and registration, etc in all the main languages. Further language support is required to facilitate migrant workers who have to rely on telephone contact.

Rent Levels

The research shows that the average weekly rent paid by migrant workers renting privately in Dungannon is £123.75, which is significantly greater than the Housing Executive's Local Housing Allowance figure for Dungannon (£92.31/3 bedroom, £117.25/4 bedroom)¹⁶ (See Chapter 4).

The Housing Executive has little power to intervene in what is effectively a private market driven by supply and demand; but it should liaise with local migrant support groups such as STEP and the major employers to encourage landlords to limit rent increases. Linked to this, there needs to be a regular and realistic review of rents for Housing Benefit purposes.

¹⁶ www.nihe.gov.uk/index/yh-home/renting_privately/local_housing_allowance-2.htm

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APPENDIX 1 PRESENTATION OF FINDINGS

For data protection purposes it is the Research Unit's policy that if less than five people respond in a particular way to any given question, the exact figure is not reported, as it may be possible to identify individuals. Therefore, regardless of the size of the sample or sub-sample, if the number of responses is less than five, this is indicated throughout the report, in both the textual and tabular analyses, by the sign '<5'.

Conditions regarding the inclusion of numbers and percentages in findings, depending on the size of the sample or sub-sample, are set out below:

- Where the sample or sub-sample is 100 or more, the textual analysis (i.e. the main body of the report) includes percentages only. The tabular analysis (i.e. the appendix tables) includes both numbers and percentages.
- Where the sample, or sub-sample, is 50 or more but less than 100, both the textual and tabular analyses include numbers and percentages.
- Where the sample, or sub-sample, is less than 50, both the textual and tabular analyses include numbers, but not percentage figures.

All of the above conditions apply to sections of both the textual and tabular analyses.

APPENDIX 2 TABULAR RESULTS HOUSEHOLD SURVEY 2006

NB. 1. Where the number of responses has been less than five, the actual figures have been omitted and are shown as <5.

NB. 2. Due to rounding some percentages do not add to 100%

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Table 2.1: How long have you lived in this house?

	All Respondents		Migrant Workers	
	Number	%	Number	%
less than 1 year	54	29	37	64
1-2 years	37	20	14	24
3-5 years	42	23	7	12
6-10 years	9	5	-	-
11-15 years	5	3	-	-
16-20 years	7	4	-	-
21+ years	33	18	-	-
Total	187	100	58	100

*Base: all 187 respondents***Table 2.2: What was your previous address?**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Within Dungannon Town	132	71	43	74
Outside Dungannon town (but within Northern Ireland)	34	18	5	9
Outside Northern Ireland	18	10	10	17
No response	<5	2	-	-
Total	187	100	58	100

*Base: all 187 respondents***Table 2.3: Where do you work?**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Within Dungannon Town	88	47	45	78
Outside Dungannon town	27	14	7	12
Don't work	62	33	6	10
No response	10	5	-	-
Total	187	100	58	100

Base: all 187 respondents

Table 2.4: What is your main reason for living here?

	All Respondents		Migrant Workers	
	Number	%	Number	%
Employment	56	30	39	67
More affordable housing	25	13	6	10
Employer placed me here	6	3	5	9
Other	90	48	6	10
No response	10	5	<5	3
Total	187	100	58	100

*Base: all 187 respondents***Table 2.5: Other reasons for living in Dungannon town**

	All Respondents	
	Number	%
Always lived here	42	47
Like the town	7	8
Family commitments	15	17
NIHE allocation	5	6
Other	19	20
No response	<5	2
Total	90	100

*Base: 90 respondents who gave other reasons for living in Dungannon***Table 2.6: Do you rent or own this house?**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Rent Privately	72	39	42	72
Rent from the Housing Executive	55	29	11	19
Owner Occupier	55	29	<5	2
Rent from Housing Association	<5	2	<5	3
Other	<5	1	<5	2
No response	<5	1	<5	2
Total	187	100	58	100

Base: all 187 respondents

Table 2.7: How much is the rent on this property?

	All Respondents		Migrant Workers	
	Number	%	Number	%
Less than £50	10	8	<5	4
£51-£100	37	29	8	14
£101-£150	55	42	37	66
£151+	<5	1	<5	2
Don't know	17	13	<5	5
No response	10	8	5	9
Total	130	100	56	100

Base: 130 respondents and 56 foreign nationals who rent their property

Table 2.8: Which of the following best describes the house you live in?

	All Respondents		Migrant Workers	
	Number	%	Number	%
Terraced house	75	40	16	28
Semi-detached house	72	39	29	50
Purpose built flat	15	8	<5	7
Detached house	12	6	<5	7
Bungalow	<5	2	<5	2
No response	9	5	<5	7
Total	187	100	58	100

Base: all 187 respondents

Table 2.9: How many bedrooms does this house have?

	All Respondents		Migrant Workers	
	Number	%	Number	%
1	7	4	<5	5
2	18	10	7	12
3	124	66	37	64
4	30	16	8	14
5	6	3	<5	3
6	<5	1	<5	2
No response	<5	1	-	-
Total	187	100	58	100

Base: all 187 respondents

Table 2.10: What is your main source of heating?

	All Respondents		Migrant Workers	
	Number	%	Number	%
Oil fired with radiators	175	94	53	91
Economy 7	<5	2	<5	3
Solid fuel open fire with radiators	<5	2	<5	2
Other	6	3	<5	3
Total	187	100	58	100

*Base: all 187 respondents***Table 2.11: What are your future intentions over the next 12 months?**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Plan to remain in Dungannon town	179	96	54	93
Plan to leave Dungannon town but remain in Northern Ireland	6	3	<5	3
Plan to leave the UK	<5	1	<5	3
Total	187	100	58	100

*Base: all 187 respondents***Table 2.12: If planning to remain in Dungannon/Northern Ireland do you...**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Plan to buy a home (mortgage)	32	17	11	20
Plan to buy HE accommodation	9	5	<5	5
Plan to buy HA accommodation	<5	1	<5	2
Plan to buy a home through co-ownership	<5	1	<5	4
Plan to rent HE accommodation	36	20	5	9
Plan to rent HA accommodation	<5	1	<5	0
Plan to rent private accommodation	40	22	27	48
Other	42	23	<5	7
Don't know	<5	1	<5	2
No response	21	11	<5	4
Total	185	100	56	100

Base: 185 respondents and 56 foreign nationals planning to remain in Dungannon/Northern Ireland

Table 2.13: Please specify other

	All Respondents	
	Number	%
Remain in this house	18	43
Already own	13	31
Other	6	14
None	<5	7
Don't know	<5	2
No response	<5	2
Total	42	100

Base 42 respondents who stated 'Other'

Table 2.14: How many people live in this house?

	All Respondents		Migrant Workers	
	Number	%	Number	%
1	46	25	6	10
2	39	21	14	24
3	38	20	9	16
4	33	18	16	28
5	18	10	9	16
6	8	4	<5	7
7	<5	2	-	-
refusal	<5	1	-	-
Total	187	100	58	100

Base all 187 respondents

Table 2.15: Age HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
16 - 24 yrs	26	14	12	21
25 - 39 yrs	77	41	34	59
40 - 59 yrs	57	31	8	14
60 - 64 yrs	6	3	<5	3
65+ yrs	10	5	-	-
Refused	<5	1	-	-
No response	9	5	<5	3
Total	187	100	58	100

Base all 187 respondents

Table 2.16: Gender HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
Male	95	51	38	66
Female	84	45	18	31
No response	8	4	<5	3
Total	187	100	58	100

*Base all 187 respondents***Table 2.17: Employment Status HRP**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Working full-time	79	42	43	74
Not working	46	25	7	12
Working part time	18	10	<5	7
Retired	12	6	-	-
Permanent sick/ Disabled	11	6	-	-
Self employed	10	5	<5	5
Looking after family/home	<5	2	-	-
Other, including schoolchild	<5	1	<5	2
No response	6	3	-	-
Total	187	100	58	100

*Base all 187 respondents***Table 2.18: Marital status HRP**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Married (first marriage)	70	37	23	40
Single (never married)	63	34	29	50
Separated	19	10	<5	3
Widowed	14	8	-	-
Divorced	12	6	<5	3
Co-habiting	5	3	<5	3
Remarried	<5	1	<5	2
No response	<5	1	-	-
Total	187	100	58	100

Base all 187 respondents

Table 2.19: Household Income HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
Less than £100	19	10	6	10
£101-£200	65	35	24	41
£201-£300	31	17	9	16
£300+	22	12	<5	5
Don't know	24	13	8	14
Refused	15	8	<5	7
No response	11	6	<5	7
Total	187	100	58	100

*Base all 187 respondents***Table 2.20: Ethnic group HRP**

	All Respondents		Migrant Workers	
	Number	%	Number	%
White	158	85	38	66
Timorese	8	4	8	14
Black African	5	3	5	9
Irish Traveller	<5	2	-	-
Mixed ethnic	<5	1	<5	3
Chinese	<5	1	<5	2
Black Caribbean	<5	1	<5	2
Other	<5	2	<5	5
No response	6	3	-	-
Total	187	100	58	100

*Base all 187 respondents***Table 2.21: Nationality HRP**

	All Respondents		Migrant Workers	
	Number	%	Number	%
Irish	94	50	-	-
Portuguese	28	15	28	48
British	27	14	-	-
Eastern European (Latvian, Lithuanian & Polish)	22	12	22	38
Other	11	6	8	14
Refused	<5	1	-	-
No response	<5	2	-	-
Total	187	100	58	100

Base all 187 respondents

Table 2.22: Child Benefit HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
Yes	55	29	14	24
No	126	67	43	74
Refused	<5	1	<5	0
Don't know	<5	1	<5	2
No response	<5	2	<5	0
Total	187	100	58	100

Base all 187 respondents

Table 2.23: Disability Benefit HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
Yes	21	11	<5	0
No	160	86	57	98
Refused	<5	1	<5	0
Don't know	<5	1	<5	2
No response	<5	2	<5	0
Total	187	100	58	100

Base all 187 respondents

Table 2.24: Income Support HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
Yes	50	27	<5	3
No	131	70	55	95
Refused	<5	1	<5	0
Don't know	<5	1	<5	2
No response	<5	2	<5	0
Total	187	100	58	100

Base all 187 respondents

Table 2.25: Other Benefit HRP

	All Respondents		Migrant Workers	
	Number	%	Number	%
Yes	35	19	6	10
No	146	78	51	88
Refused	<5	1	<5	0
Don't know	<5	1	<5	2
No response	<5	2	<5	0
Total	187	100	58	100

Base all 187 respondents

Table 2.26: Specify other benefit

	All Respondents	
	Number	%
Incapacity Benefit	7	20
Pension	13	37
Tax credits	6	17
Job Seekers Allowance	<5	6
Housing Benefit	5	14
No-response	<5	6
Total	35	100

Base all 187 respondents

Table 2.27: Religion of Household

	All Respondents		Migrant Workers	
	Number	%	Number	%
Protestant	<5	1	<5	0
Catholic	105	56	<5	0
Mixed religion	10	5	<5	0
Other	44	24	44	76
None	8	4	5	9
Refused	<5	1	<5	2
Don't know	<5	1	<5	2
No response	16	9	7	12
Total	187	100	58	100

Base all 187 respondents

APPENDIX 3 TABULAR RESULTS MIGRANT WORKERS SURVEY 2008

NB. 1. Where the number of responses has been less than five, the actual figures have been omitted and are shown as <5.

NB. 2. Due to rounding some percentages do not add to 100%

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Respondent Profile

Table 3.1: Gender of Household Reference Person

	Number	Percentage
Male	57	73
Female	21	27
Total	78	100

Base: all 78 respondents

Table 3.2: Age of Household Reference Person

Age groups	Male		Female		All	
	Number	%	Number	%	Number	%
16-24	8	14	7	33	15	19
25-39	39	68	11	52	50	64
40-59	9	16	<5	10	11	14
60-64	<5	2	-	-	<5	1
Refusal	-	-	<5	5	<5	1
Total	57	100	21	100	78	100

Base: all 78 respondents

Table 3.3: Marital Status of Household Reference Person

	Number	Percentage
Married(first marriage)	36	46
Single	30	39
Separated	6	8
Divorced	5	6
Re-married	<5	1
Total	78	100

Base: all 78 respondents

Table 3.4: Immigration Status of Household Reference Person

	Number	Percentage
Resident Worker (EEA citizen)	49	63
Worker Registration Scheme	27	35
Dependant	<5	1
Minister of Religion	<5	1
Total	78	100

*Base: all 78 respondents***Table 3.5: Employment details of Household Reference Person**

	Number	Percentage
Working full-time	61	78
Not working short term	6	8
Working part-time	5	6
Looking after family home	<5	3
Self employed	<5	1
Not working long-term	<5	1
Retired	<5	1
Permanent sick/disabled	<5	1
Total	78	100

*Base: all 78 respondents***Table 3.6: Approximate Weekly Income of Household**

	Number	Percentage
Less than £60	<5	4
£61 - £80	<5	1
£81 - £100	<5	1
£101-£120	<5	3
£121 -£140	<5	1
£141 -£200	7	9
£201 - £300	28	36
£301+	27	35
Refusal	6	8
Don't Know	<5	3
Total	78	100

Base: all 78 respondents

Table 3.7: Benefits received by Household Reference Person and/or Partner

	HRP		Partner
	Number	%	Number
Working Tax Credit	25	32	13
Child Benefit	17	22	15
Child Tax Credit	16	21	8
Housing Benefit	5	6	<5
Jobseeker's Allowance	<5	4	<5
A Disability Benefit	<5	1	<5
Income Support	<5	4	-
Pension Credit	<5	1	-

Base: all 78 respondents

Table 3.8: Nationality/citizenship - HRP

	Number	Percentage
Portuguese	24	31
Polish	24	31
Lithuanian	22	28
Brazilian	<5	4
Italian	<5	3
Latvian	<5	1
Lebanese	<5	1
Russian	<5	1
Total	78	100

Base: all 78 respondents

Table 3.9: Highest level of education completed by Household Reference Person

	Number	Percentage
Secondary school	50	64
University	16	21
College	7	9
Primary school	5	6
Total	78	100

Base: all 78 respondents

Table 3.10: How well can you speak, read and write English?

	Speak		Read		Write	
	No.	%	No.	%	No.	%
Fluently	13	17	12	15	10	13
Adequately	23	30	17	22	17	22
Basic only	32	41	36	46	28	36
Don't	10	13	13	17	23	30
Total	78	100	78	100	78	100

Base: all 78 respondents

Table 3.11: How long have you lived in Northern Ireland?

	Number	Percentage
3 months or less	2	3
More than 3, up to 6 months	4	5
More than 6 months, up to 1 year	10	13
More than 1 year, up to 3 years	26	33
More than 3 years, up to 5 years	30	39
More than 5 years	6	8
Total	78	100

*Base: all 78 respondents***Table 3.12: Where was your previous address?**

	Number	Percentage
Within Dungannon Town	56	72
Outside Dungannon Town (but within Northern Ireland)	11	14
Outside Northern Ireland	11	14
Total	78	100

*Base: all 78 respondents***Table 3.13: How long have you lived in this house?**

	Number	Percentage
3 months or less	6	8
More than 3, up to 6 months	9	12
More than 6 months, up to 1 year	28	36
More than 1 year, up to 3 years	31	40
More than 3 years, up to 5 years	4	5
Total	78	100

*Base: all 78 respondents***Table 3.14a: What is your main reason for living at this address?**

	Number	Percentage
Employment	40	51
More affordable housing	15	19
Employer placed me here	<5	11
Other	22	28
Total	78	100

Base: all 78 respondents

Table 3.14b:

Other reasons for living at this address

	Number
Like area	5
House in better condition	5
Family and friends	<5
More space	<5
More suitable for family	<5
NIHE placed me here	<5
Temporary accommodation	<5
Nice house with garage	<5
Previous accommodation bad with racist neighbours	<5
Close to shops	<5
Landlord sold previous house	<5
Total	22

Base: 22 respondents who gave other reasons for living at this address

Accommodation

Table 3.15:

How did you find out about this accommodation?

	Number	Percentage
Word of mouth	37	51
Newspaper advert	18	25
Letting agency	7	10
Knew landlord	2	3
Other including employer and friends and family	9	12
Total	73	100

Base: 73 respondents who live in private rented accommodation

Table 3.16:

Tenure

	Number	Percentage
Rent Privately	72	92
Rent from the Housing Executive	<5	5
Owner Occupier	<5	1
Other	<5	1
Total	78	100

Base: all 78 respondents

Table 3.17:

Construction date

	Number	Percentage
2001-2007	49	63
1965-1974	29	37
Total	78	100

Base: all 78 respondents

Table 3.18:

Type of occupancy

	Number	Percentage
Single family dwelling	44	56
Shared house	34	44
Total	78	100

Base: all 78 respondents

Table 3.19:

Number of family units

	Number	Percentage
1	40	51
2	12	15
3	9	12
4	7	9
5	8	10
7	<5	3
Total	78	100

Base: all 78 respondents

Table 3.20:

Number of occupants

	Number	Percentage
1	1	1
2	12	15
3	17	22
4	22	28
5	16	21
6	7	9
7	2	3
8	1	1
Total	78	100

Base: all 78 respondents

Table 3.21:

Dwelling type

	Number	Percentage
Semi-detached house	42	54
Terraced house	27	35
Purpose built flat	8	10
Detached house	<5	1
Total	78	100

Base: all 78 respondents

Table 3.22: How many rooms are there in this house?

	Number	Percentage
2	<5	1
3	<5	4
4	11	14
5	40	51
6	12	15
7	11	14
Total	78	100

Base: all 78 respondents

Table 3.23: How many rooms are being used as bedrooms?

	Number	Percentage
1	<5	1
2	8	10
3	50	64
4	14	18
5	5	6
Total	78	100

Base: all 78 respondents

Table 3.24: What is your main source of heating?

	Number	Percentage
Oil fired with radiators	73	94
LPG	<5	5
Economy 7	<5	1
Total	78	100

Base: all 78 respondents

Table 3.25: Was this house let furnished/partly furnished/unfurnished?

	Number	Percentage
Furnished	54	74
Partly furnished	13	18
Unfurnished	5	7
Don't know	<5	1
Total	73	100

Base: 73 respondents who live in private rented accommodation

Table 3.26: Overall, how satisfied/dissatisfied are you with your accommodation?

	Number	Percentage
Very satisfied	17	22
Satisfied	34	44
Neither satisfied nor dissatisfied	15	19
Fairly dissatisfied	8	10
Very dissatisfied	<5	5
Total	78	100

*Base: all 78 respondents***Table 3.27: Overall, how satisfied/dissatisfied are you with this area as a place to live?**

	Number	Percentage
Very satisfied	27	35
Satisfied	35	45
Neither satisfied nor dissatisfied	11	14
Fairly dissatisfied	<5	3
Very dissatisfied	<5	4
Total	78	100

*Base: all 78 respondents***Table 3.28: Perceived problems within local area**

	Major problem		Minor problem		Not a problem		Don't know	
	Num	%	Num	%	Num	%	Num	%
Litter and rubbish in the streets	8	10	19	24	51	65	-	-
Vandalism and hooliganism	<5	5	18	23	56	72	-	-
Dogs	5	6	11	14	62	80	-	-
Crime	<5	3	9	12	66	85	<5	1
Graffiti	6	8	5	6	67	86	-	-
Neighbours (include noisy neighbours)	<5	5	7	9	67	86	-	-
Traffic	<5	1	8	10	68	87	<5	1
Noise (except noisy neighbours)	<5	1	7	9	70	90	-	-
Harassment on basis of Race/Nationality	<5	1	7	9	70	90	-	-
Harassment against any other group (e.g., elderly, disabled)	<5	1	<5	5	70	90	<5	4

Base: all 78 respondents

Rent/Housing Benefit

Table 3.29: Weekly rent (private renters)

	Number	Percentage
£80 - £99	5	7
£100 - £119	18	25
£120 - £139	38	53
£140 - £159	5	7
£160 +	5	7
Don't know	<5	1
Total	72	100

Base: 72 respondents living in private rented accommodation who pay rent

Table 3.30: To get this accommodation did you have to pay rent in advance?

	Number	Percentage
Yes	48	66
No	21	29
Don't know/can't remember	4	6
Total	73	100

Base: 73 respondents who live in private rented accommodation

Table 3.31: Did you have to pay a separate deposit?

	Number	Percentage
Yes	55	75
No	14	19
Don't know/can't remember	4	6
Total	73	100

Base: 73 respondents who live in private rented accommodation

Table 3.32a: How easy or difficult was it for you to pay the rent in advance?

	Number	Percentage
Very easy	6	13
Fairly easy	9	19
Neither easy nor difficult	13	27
Fairly difficult	12	25
Very difficult	8	16
Total	48	100

Base: 48 respondents who paid rent in advance

Table 3.32b: How easy or difficult was it for you to pay the deposit?

	Number	Percentage
Very easy	8	15
Fairly easy	11	20
Neither easy nor difficult	14	26
Fairly difficult	12	22
Very difficult	10	18
Total	55	100

Base: 55 respondents who paid a separate deposit

Table 3.33: How often is the rent paid for this accommodation?

	Number	Percentage
Every week	36	47
Every two weeks	13	17
Four weeks	9	12
Calendar month	17	22
Live rent free	<5	1
Don't know	<5	1
Total	77	100

Base: 77 respondents who rent their accommodation

Table 3.34: Taking everything into account, how do you rate the present level of rent?

	Number	Percentage
Very high	17	22
High	22	29
OK	37	49
Total	76	100

Base: 76 respondents who pay rent

Table 3.35: Do you (or your partner if applicable) receive Housing Benefit?

	Number	Percentage
Yes	6	8
No	67	88
Don't know	<5	4
Total	76	100

Base 76 respondents who pay rent

Table 3.36: Does the Housing Benefit cover all the rent?

	Number
Yes	<5
No	5
Total	6

Base 6 respondents in receipt of Housing Benefit

Table 3.37: How easy or difficult is it for your household to afford the rent?

	Number	Percentage
Very easy	13	17
Fairly easy	14	19
Neither easy nor difficult	24	32
Fairly difficult	15	20
Very difficult	9	12
Total	75	100

Base 75 respondents who pay rent on their property

Table 3.38:**How do you usually pay your rent?**

	Number	Percentage
Cash	69	92
Cheque	<5	1
Direct Debit	5	7
Total	75	100.0

*Base 75 respondents who pay rent on their property***Table 3.39:****Are you in arrears with your rent?**

	Number	Percentage
Yes	5	7
No	70	93
Total	75	100

*Base 75 respondents who pay rent on their property***Table 3.40: Do you have difficulty paying the rent on time for any of the following reasons...**

	Yes		No		Total	
	No.	%	No.	%	No.	%
Unemployment?	22	29	53	71	75	100
Working fewer hours/less over-time	14	19	61	81	75	100
Other debts/responsibilities?	12	16	63	84	75	100
Increase in the rent?	10	13	65	87	75	100
Illness?	9	12	66	88	75	100
Problems in connection with Housing Benefit?	6	8	69	92	75	100
Domestic problems?	<5	5	71	95	75	100
Other?	<5	1	74	99	75	100

*Base 75 respondents who pay rent on their property***Landlord tenant relationship****Table 3.41:****Do you deal directly with your landlord or an agent**

	Number	Percentage
Directly with landlord	61	84
With agent	7	10
Someone else in the household deals with landlord/agent	5	7
Total	73	100

Base: 73 respondents who live in private rented accommodation

Table 3.42:

Contact details for Landlord

	Yes		No		Don't know		Total	
	N	%	N	%	N	%	N	%
Mobile number	55	78	15	21	<5	1	71	100
Landline number	18	25	52	73	<5	1	71	100
Address	26	37	44	62	<5	1	71	100
None	6	8	65	92	-	-	71	100
Other	<5	3	69	97	-	-	71	100

*Base 71 Private and HE/HA tenants
(NB HE/HA tenants were assumed to have contact details for their landlords)*

Table 3.43: Have you tried to contact your landlord/agent within the last 12 months

	Number	Percentage
Yes	62	86
No	10	14
Total	72	100

Base: 72 respondents who live in private rented accommodation

Table 3.44: Generally how easy or difficult was it for you to contact your landlord/agent?

	Number	Percentage
Very easy	29	47
Fairly easy	21	34
Neither easy nor difficult	7	11
Fairly difficult	<5	3
Very difficult	<5	5
Total	62	100

Base: 62 respondents who tried to contact their landlord/agent

Table 3.45: Generally, how satisfied/dissatisfied are you with the way your landlord/agent deals with repairs and maintenance?

	Number	Percentage
Very satisfied	26	36
Satisfied	20	28
Neither satisfied nor dissatisfied	10	14
Fairly dissatisfied	8	11
Very dissatisfied	8	11
Total	72	100

Base: 72 respondents who live in private rented accommodation

Table 3.46: Reasons for dissatisfaction with the way landlord/agent deals with repairs

	Number
Very slow to carry out repairs	9
Do not solve our problems	<5
Carelessness	<5
Had to contact local political party to lobby on our behalf	<5
Problems with maintenance	<5
He is not interested in his tenants	<5
Has not fixed electrics - very old	<5
Windows need fixed	<5
There was some work carried out but the problems remain	<5
Problems with landlord increasing the rent	<5
No maintenance at all	<5
Does not react to our problems within reasonable time scale	<5
Total	20

*Base: 16 respondents who were dissatisfied with the way their landlord/agent deals with repairs
NB: respondents can give more than one response*

Table 3.47: On the whole would you describe your relationship with the landlord/agent: would you say it is...

	Number	Percentage
Very good	21	29
Good	28	39
Neither good nor poor	13	18
Poor	5	7
Very poor	5	7
Total	72	100

Base: 72 respondents who live in private rented accommodation

Table 3.48: Why do you have a poor/very poor relationship with the landlord/agent?

	Yes	No
Conflict about repairs	9	<5
Unpleasant/untrustworthy/difficult	6	<5
Hard to contact	<5	6
Using threats or intimidating behaviour	<5	8
Entering the premises without permission	<5	7
Making financial demands	<5	7
Thinks tenant does not look after property	<5	9
Landlord does not look after property	<5	9
Wants to get tenant out/taking action to evict	<5	9
Tenant is behind with rent	-	10
Wants to sell property	-	10

Base: 10 respondents with a poor/very poor relationship with their landlord

Table 3.49: Overall how satisfied/dissatisfied are you with the services provided by your landlord/agent

	Number	Percentage
Very satisfied	21	29
Satisfied	26	36
Neither satisfied nor dissatisfied	16	22
Fairly dissatisfied	<5	6
Very dissatisfied	5	7
Total	72	100

Base: 72 respondents who live in private rented accommodation

Table 3.50: Did the landlord/agent provide you with a rent book?

	Number	Percentage
Yes	24	33
No	48	67
Total	72	100

Base: 72 respondents who live in private rented accommodation

Table 3.51: When you first started to rent this accommodation...

	Number	Percentage
Did the landlord/agent sign a written tenancy agreement?	50	69
Or did you just have a verbal agreement?	20	29
Did you have a written agreement which you didn't sign?	<5	1
Don't know	<5	1
Total	72	100

Base: 72 respondents who live in private rented accommodation

Table 3.52: Did the landlord/agent give you a copy of the agreement

	Number	Percentage
Yes	39	75
No	12	23
Don't know	<5	2
Total	52	100

Base: 52 respondents with a tenancy agreement

Table 3.53:

How long is the agreement for?

	Number	Percentage
Less than 6 months	<5	4
6 months or more but less than 1 year	15	21
1 year or more but less than 2 years	10	14
2 years or more but less than 3 years	<5	3
3 years or more but less than 5 years	<5	1
5 years or over	6	8
Don't know/can't remember	35	49
Total	72	100

Base: 72 respondents who live in private rented accommodation

Future intentions

Table 3.54a:

What are your future intentions over the next year?

	Number	Percentage
Plan to remain in Dungannon town	64	83
Plan to leave Dungannon town but remain in NI	<5	1
Plan to leave UK	<5	5
Don't know	8	10
Total	77	100

Base: 77 respondents

Table 3.54b:

If planning to remain in Dungannon/Northern Ireland do you...

	Number	Percentage
Rent private accommodation	34	52
Buy a home (mortgage)	12	19
Rent HE accommodation	12	19
Buy HE accommodation	<5	5
Don't know	<5	5
Other	<5	2
Total	65	100

Base: 65 respondents planning to remain in Dungannon/Northern Ireland

Table 3.55a: Are you or your partner (if applicable) on the waiting list for HA/HE accommodation?

	Number	Percentage
Yes	8	11
No	65	89
Total	73	100

Base: 73 respondents who live in private rented accommodation

Table 3.55b: How long have you been on the waiting list?

	Number
Less than 6 months	<5
6 months or more but less than one year	<5
One year or more but less than 3 years	<5
Total	8

Base: 8 respondents on the Housing Executive waiting list

Table 3.56: Have you or your partner (if applicable) ever registered as homeless with the Housing Executive?

	Number	Percentage
Yes	<5	4
No	74	96
Total	77	100

Base: 77 respondents

Employment

Table 3.57: Do you have a job?

	Number	Percentage
Yes	59	76
No	19	24
Total	78	100

Base: all 78 respondents

Table 3.58: Do you have a National Insurance Number?

	Number	Percentage
Yes	74	95
No	<5	5
Total	78	100

Base: all 78 respondents

Table 3.59: Do you work through an employment agency?

	Number	Percentage
Yes	19	32
No	40	68
Total	59	100

Base: 59 respondents in employment

Table 3.60: Did you find your current job...

	Number	Percentage
Before arriving in Northern Ireland?	15	25
After arriving in Northern Ireland?	44	75
Total	59	100

Base: 59 respondents in employment

Table 3.61a: Did you pay someone to find you a job in Northern Ireland

	Number	Percentage
Yes	9	15
No	50	85
Total	59	100

Base 59: respondents in employment

Table 3.61b: If yes, how much

	Number
£40	<5
£100	<5
£140	<5
£150	<5
£200	<5
£300	<5
Total	9

Base: 9 respondents who paid someone to find them a job in Northern Ireland

Table 3.62:

What is your current job?

	Number	Percentage
Process Operative	23	39
Chef	<5	2
Dispatch Operative	<5	2
Packer	<5	5
Forklift Driver	<5	2
Intake Operative	<5	2
Trimmer	<5	2
Labourer	<5	3
Production Controller	<5	2
Supervisor	<5	2
Driver	<5	2
Painter	<5	2
Team Leader	<5	3
Joiner	<5	2
Welder	<5	3
General Operative	<5	7
Cleaner	<5	3
Car wash	<5	2
Minister of religion	<5	2
Store Person	<5	2
Butcher	<5	3
Fitter	<5	2
Till operator	<5	2
Farmhand	<5	2
Cutter	<5	2
Sales Assistant	<5	2
Waitress	<5	2
Total	59	100

Base: 59 respondents in employment

Table 3.63:

Where do you work?

	Number	Percentage
Within Dungannon Town	47	80
Outside Dungannon town	12	20
Total	59	100

Base: 59 respondents in employment

Table 3.64: How many kilometres do you travel to work each day?

	Number	Percentage
1.00	<5	5
1.50	<5	3
2.00	14	24
3.00	<5	7
4.00	9	15
5.00	11	19
6.00	<5	5
7.00	<5	3
9.00	<5	2
10.00	<5	3
12.00	<5	5
14.00	<5	2
15.00	<5	5
40.00	<5	2
Total	59	100

Base: 59 respondents in employment

Table 3.65: Do you have a car?

	Number	Percentage
Yes	29	49
No	30	51
Total	59	100

Base: 59 respondents in employment

Table 3.66: How do you travel to work each day?

	Number	Percentage
Drive my own car	23	39
In someone else's car	7	12
On foot	12	20
By bus	12	20
Taxi	5	9
Total	59	100

Base: 59 respondents in employment

Table 3.67: Do you have a written contract of employment?

	Number	Percentage
Yes	46	78
No	13	22
Total	59	100

Base: 59 respondents in employment

Table 3.68:

Do you get paid....

	Number	Percentage
Weekly	53	90
Fortnightly	<5	3
Every four weeks	<5	2
Monthly	<5	3
Refused	<5	2
Total	59	100

Base: 59 respondents in employment

Table 3.69:

What is your hourly rate of pay?

	Number	Percentage
Less than £5	<5	5
£5 - £5.49	<5	2
£5.50 - £5.99	35	59
£6 - £6.49	5	8
£6.50 - £6.99	<5	7
More than £7	5	8
Refused	<5	7
Don't know	<5	3
Total	59	100

Base: 59 respondents in employment

Table 3.70:

How many hours do you work per week?

	Number	Percentage
Less than 30	7	12
30 - 34	<5	3
35 - 39	14	24
40 - 44	25	42
45 - 49	6	10
More than 50	<5	7
Refusal	<5	2
Total	59	100

Base: 59 respondents in employment

Access to services/information

Table 3.71:

Do you have a bank/building society account?

	Number	Percentage
Yes	73	94
No	5	6
Total	78	100

Base: 78 respondents

Table 3.72a: Did you have any problems opening a bank account?

	Number	Percentage
Yes	10	13
No	67	86
No response	<5	1
Total	78	100

Base: 78 respondents

Table 3.72b: If yes, what sort of problems?

	Number
Was unable to provide proof of address	<5
Did not have my docs as I had left them with Job Centre for NINO	<5
Problems with documents	<5
Language problems	<5
Problems with ID initially	<5
Had to wait a long time for account	<5
Total	10

Base: 10 respondents who had problems opening a bank account

Table 3.73a: Are you registered with a local GP (doctor)?

	Number	Percentage
Yes	66	85
No	12	15
Total	78	100

Base: all 78 respondents

Table 3.73b: If no, why not?

	Number
Have not needed to	7
Did not know how to	<5
No time	<5
Total	12

Base: 12 respondents not registered with a local GP

Table 3.74: Have you used any of the following local facilities?

	Yes		No		Total	
	Num	%	Num	%	Num	%
Pubs	51	65	27	35	78	100
Sports facilities	44	56	34	44	78	100
Church	41	53	37	47	78	100
Library	41	53	37	47	78	100
Local clubs	33	42	45	58	78	100
Cinema	28	36	50	64	78	100
Community centres	13	17	65	83	78	100
Other, (inc STEP & local cafes)	<5	3	76	97	78	100

Base: all 78 respondents

Table 3.75a: Have you ever experienced discrimination locally because of your migrant status?

	Number	Percentage
Yes	20	26
No	58	74
Total	78	100

Base: all 78 respondents

Table 3.75b: If you have experienced discrimination, in which of the following areas

	Yes	No
Employment	13	7
Health care	<5	16
Banking	<5	17
Housing	<5	17
Public transport	<5	17
Education	-	20
Policing	-	20
By government/councils	-	20
Other, (including by local people & previous tenant)	<5	17

Base: 20 respondents who have experienced discrimination because of their migrant status

Table 3.76: How much do you agree or disagree with the following statements about your relationship with local people you meet outside work?

	Strongly agree		Agree		Neither agree nor disagree		Disagree		Strongly disagree	
	Num	%	Num	%	Num	%	Num	%	Num	%
They will help me if I need help	8	10	25	32	28	36	15	19	<5	1
They will not invite me into their home	10	13	24	31	20	26	16	21	7	9
They make me feel welcome	10	13	25	32	23	30	19	24	-	-
They treat me as an equal	9	12	27	35	25	32	14	18	<5	3
They want our labour but do not want us here	7	9	17	22	31	40	13	17	9	12
They want to make friends with me	9	12	21	27	29	37	16	21	<5	3
They are prejudiced against people from other countries	<5	1	16	21	31	40	22	28	7	9

Base: all 78 respondents

General Health

Table 3.77: Over the last 12 months would you say your health has, on the whole, been...

	Number	Percentage
Good	51	65
Fairly good	20	26
Not good	7	9
Total	78	100

Base: all 78 respondents

Table 3.78: Have any of the following happened to you in the past 12 months?

	Yes		No		Total	
	Num	%	Num	%	Num	%
Changed job	21	27	57	73	78	100
Lost your job	18	23	60	77	78	100
Thought that you would lose your job	6	8	72	92	78	100
Had to give up work because of illness/disability	7	9	71	91	78	100
Had any other crisis or serious disappointment in your work or career	11	14	67	86	78	100

Base: all 78 respondents

Table 3.79: How much worry or stress have you had compared to last year

	Number	Percentage
A lot less worry or stress compared to last year	7	9
A little less worry or stress compared to last year	16	21
The same compared to last year	26	33
A little more worry or stress compared to last year	16	21
A lot more worry or stress compared to last year	13	17
Total	78	100

*Base: all 78 respondents***Table 3.80: Thinking about your own home now, which, if any, of the items on this list do you think are a risk to your own health or well-being?**

	Yes		No		Total	
	Num	%	Num	%	Num	%
Dampness/condensation/mould	26	33	52	67	78	100
The general maintenance of your home	16	21	62	80	78	100
Lack of heating	15	19	63	81	78	100
The level of noise	7	9	71	91	78	100
Overcrowding	6	8	72	92	78	100
Other, (High stairs)	<5	1	77	99	78	100

*Base: all 78 respondents***Table 3.81: Thinking about the work you do, which, if any, of the items on this list do you think are a risk to your own health or well-being? :**

	Yes		No		Total	
	Num	%	Num	%	Num	%
Stress	23	39	36	61	59	100
The level of noise	22	37	37	63	59	100
The equipment you have to use	14	24	45	76	59	100
The number of hours you work	12	20	46	80	59	100
Industrial fumes and emissions	8	14	51	86	59	100
The materials you have to handle	7	12	52	88	59	100
Other, (inc coldness & speed of work)	<5	7	55	93	59	100

Base: 59 respondents in employment

Table 3.82:

Additional Comments

	Number
Only arrived in NI 10 weeks ago, do not know much about country yet	<5
I do not work, husband providing for family	<5
I am on maternity leave from my job in Lithuania	<5
No problems with housing issues	<5
Landlord only cares about money, doesn't comply with his obligations	<5
Someone has to let landlord know about his obligations	<5
Would like NIHE to have more training on how to deal with the migrant community	<5
Not to be racist and without prejudice towards the foreigners	<5
Need more activities for young people	<5
Housing in Dungannon good	<5
Living in flat temporarily, plan to rent privately with friends	<5
I had a lot of help from other people with housing	<5
My landlord is very good, no problems	<5
When it was cold they changed our doors	<5
Area very expensive to live in	<5
Some places not welcoming to migrants, otherwise OK	<5
Total	16

Base: 10 respondents who gave additional comments

NB: respondents could give more than one response

APPENDIX 4 RIGHTS AND ENTITLEMENTS OF MIGRANT WORKERS

This appendix outlines the housing rights and entitlements of migrant workers, which can vary depending on the category as a migrant worker and country of origin. It draws on information available from the Borders and Immigration Agency, Law Centre (NI) and the Housing Executive's Housing Policy and Services Unit.

Migrant worker's rights are summarised below. This information does not apply to all nationals of the countries listed as some people may be subject to fewer or different restrictions. For example someone from outside the EU with permanent residence due to marriage would have full access rights, or an A8 national who was an authorised worker in the UK for a time before EU accession in 2004 would not need to sign up to the Worker Registration Scheme. Individual migrant worker's rights vary according to their country of origin:

- **EEA (European Economic Area) – EU countries plus Iceland, Liechtenstein, Norway and (by special arrangement) Switzerland.** Workers from these countries except A8 and A2 nationals are fully eligible for housing assistance.
- **A8 Nationals - Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia and Slovenia.** Most workers from these countries have to sign up to the Workers Registration Scheme for 12 months which restricts entitlements to benefits if they are out of work. Those who are not working or who have not signed up to the Scheme have little entitlement. After 12 months continuous registered work, the same rights as for other EU nationals apply.
- **A2 Nationals - Bulgaria and Romania.** The entitlements for workers from these countries are based on those for workers from A8 countries but are more heavily restricted. Those who are registered with the Worker Authorisation Scheme and working can access social housing and housing benefit.
- **Non-EU countries.** Workers from these countries are usually subject to more restrictions than those from EU countries and many would have "no recourse to public funds". It is important to get expert advice, as applying for a benefit could prejudice or complicate any immigration application.

A migrant worker is someone from outside the United Kingdom and Ireland who is here to seek or take up work.

The number of migrant workers has increased over the past few years and it is likely that there will be a greater number seeking social housing support

European Economic Area nationals

The European Economic Area (EEA) is the 27 countries of the European Union plus Iceland, Liechtenstein, Norway and Switzerland by special arrangement.

Nationals of these countries are not subject to immigration control providing they are exercising treaty rights as workers, self-employed persons, providers or recipients of services, students or business people. Those who have ceased work through retirement or permanent incapacity retain their status as a worker. These people are generally entitled to access

benefits and services on the same basis as UK nationals providing they meet the relevant eligibility criteria for those benefits and services (including social housing).

EEA nationals exercising any one of the above rights of free movement are entitled to be accompanied by family members who also benefit from these free movement rights. This rule applies even where the family member is a non-EEA national

The new European Union states

A8 nationals

Since 1 May 2004, workers from the new EU member states have been free to come to the UK and access the UK labour market. Maltese and Cypriot nationals have full freedom of movement rights and are not required to register as workers. In accordance with the Accession (Immigration and Worker Registration) Regulations 2004, nationals from the eight Eastern European states, (A8) are required to register employment with the Home Office through the Worker Registration Scheme (WRS) within one month of starting work in order to be working legally in the UK.

After twelve months of working continuously in registered employment, A8 nationals will acquire full rights of free movement.

During the first twelve months of work, A8 nationals covered by the arrangements outlined above are eligible for certain in-work benefits, for example tax credits and, if they are on low income, they may also be entitled to Housing Benefit. Other benefits payable when a person becomes unemployed become available after 12 months in continuous registered employment.

A2 nationals

On 1 January 2007, nationals of Bulgaria and Romania (A2) joined the EU. People from these countries have many of the same rights as other EEA nationals but with some restrictions. A2 nationals have limited access to the UK labour market. The Worker Registration Scheme will not apply to these nationals. Bulgarians and Romanians do not have a right to reside as a worker unless they have permission to do so under the Home Office's Worker Authorisation Scheme. Skilled workers will continue to be permitted to come into the UK on work permits: those with particularly high levels of skill (e.g. doctors, engineers) will continue to be admitted under the Highly Skilled Migrants Programme.

The Worker Authorisation Scheme only applies to new workers entering the country from Bulgaria and Romania. The requirement to register under the schemes ends when a Bulgarian or Romanian national has been legally employed in the UK on a continuous basis for twelve months.

During the first twelve months of work, A2 nationals covered by the arrangements outlined above are eligible for certain in-work benefits, for example tax credits and, if they are on low income, they may also be entitled to Housing Benefit.

Nationals of all other countries under the Work Permit Scheme

During 2008 and 2009 the government is introducing a new points-based system. This system replaces most of the existing work-based categories available to non-EEA nationals who wish to come to the UK to work.

Under the new scheme, the individual will apply for leave to enter or remain under one of the following tiers: highly skilled, skilled, temporary low skilled and specialist temporary workers, trainees and students.

The original Sector Based Scheme (SBS) arrangements allowed employers in this country to recruit people from outside the EEA to fill vacancies that they were unable to fill with resident workers. Where these permit holders are still employed in the UK they retain their rights to extension and change of employment applications within the original criteria of the SBS route.

Due to European agreement, nationals of Turkey, Croatia and Macedonia are entitled to Housing Benefit, homelessness assistance and to access the housing selection scheme if they pass the habitual residence test and are legally present in Northern Ireland.

Entitlement to housing and homelessness assistance

All categories of migrant worker can access the private rental market in Northern Ireland and have the same statutory rights as UK citizens.

Where a migrant worker becomes homeless it is important to know what entitlement a worker has to Housing Executive assistance.

EEA nationals and A8 and A2 workers

Article 137 of the Housing (NI) Order 2003 has inserted a new article, 7 (A) into the Housing (NI) Order 1988 which provides that a person is ineligible for homeless assistance if he or she is a person subject to immigration control who is ineligible by virtue of section 119 of the Immigration and Asylum Act 1999 or is a person from abroad who is ineligible by virtue of regulations made under Article 7A (2).

EEA nationals are exempt from the habitual residence test provided they are in Northern Ireland in exercise of their treaty rights, i.e. to work, and also have a right to reside. Therefore the duties of the NIHE towards EEA nationals who become homeless are governed by the Allocation of Housing and Homelessness (Eligibility) Regulation (NI) 2006 (the 2006 Regulations) in the usual way.

Under the 2006 regulations, EEA workers are entitled to emergency assistance from the NIHE should they become unintentionally homeless. The term homelessness has a broader meaning than purely not having accommodation. It can also apply where a person is living in accommodation which it is not reasonable to live in, for example accommodation in a state of serious disrepair or in overcrowded accommodation.

An EEA national who is homeless is entitled to an assessment from the NIHE to determine whether or not the person is unintentionally homeless, eligible for assistance and in priority need (for example, pregnant, has dependent children, or has a mental or physical health problem). If a person is deemed to be unintentionally homeless and in priority need, the NIHE has a duty to provide temporary accommodation until it can allocate suitable housing.

A8 workers who are registered under the WRS or who have worked in registered employment for twelve months without interruption are also covered by the 2006 regulations. The NIHE will have a duty to provide an A8 national who is unintentionally homeless and in priority need with temporary accommodation until it can provide suitable housing. A8 nationals who are not registered under the Home Office Worker Registration Scheme (and who need to do so) or are workseekers are ineligible for homelessness assistance.

The 2006 regulations specify that A2 workers exercising treaty rights to work are also exempted from the habitual residence test for the purposes of entitlement to housing and homelessness assistance.

Sector Based Workers and Work Permit Holders

Generally a person in either of the above categories of worker who is homeless cannot be allocated accommodation by the NIHE. This is because workers on these schemes are required to have no recourse to certain public funds¹⁷. However, if a person in this group is vulnerable, for example by reason of ill health, or has dependent children, the NIHE is under a duty to provide temporary accommodation (for example, pay for hostel accommodation) until it has checked the individual's immigration status (Article 8 Housing (NI) Order 1988).

Beyond this the NIHE is not permitted to allocate accommodation. What it must do in accordance with Article 11 of the 1988 Order is, as far as possible, give advice and assist the person to find alternative accommodation. It might therefore help an individual to find other private rented accommodation or help to arrange temporary hostel accommodation.

Sector Based Workers and Work Permit Holders can also contact the duty social worker in their local trust area to ask for assistance with finding or paying for accommodation.

More information on the rights and entitlements of migrant workers can be obtained from the following websites:

Legislation can be downloaded from:

http://www.opsi.gov.uk/legislation/northernireland/ni_legislation.htm

These pages explain how nationals of the European Economic Area (EEA) and members of their family can enter, live in and work in the United Kingdom:

<http://www.ind.homeoffice.gov.uk/applying/eeaeunationals>

Information on the Workers Registration Scheme can be found at:

http://www.workingintheuk.gov.uk/working_in_the_uk/en/homepage/schemes_and_programmes/worker_registration/wrs_faq.html

Funded by the Housing Executive, www.housingadviceni.org contains over 800 pages of practical housing advice. There is now a dedicated section for migrant workers available in six different languages covering key areas including: renting privately, Houses of Multiple Occupation, intimidation, discrimination and harassment.

Guidance for nationals of Bulgaria and Romania on obtaining permission to work in the United Kingdom can be found at:

<http://www.bia.homeoffice.gov.uk/6353/11406/49552/guidanceforationalofbulgar1.pdf>

¹⁷ Public funds include a range of income-related benefits, together with housing and homelessness support.

The Law Centre (NI) contains a number of guides for migrant workers on their rights in Northern Ireland. <http://www.lawcentreni.org/>

Public Funds

A condition may be attached to limited leave to enter or remain given to a person from abroad that the person concerned must not have recourse to public funds. This phrase is specifically, and exhaustively, defined in para 6 of the Immigration Rules as amended. The practice has been introduced of placing an endorsement to that effect in a person's passport where appropriate.

A person can only be subject to the condition that they do not have recourse to public funds on their stay in the U.K. if they are subject to immigration control as this is a requirement imposed by regulations that have no application to people who have a right of abode or right to reside. A condition attached to a person's leave to enter or remain prohibiting recourse to public funds only applies if that leave is for a limited period. No immigration conditions can be attached to indefinite leave to enter or remain, although a person who has indefinite leave is not always eligible for housing.

Public funds include a range of income-related benefits, together with housing and homelessness support. The full list is as follows:

- income-based jobseeker's allowance
- income support
- child tax credit
- working tax credit
- a social fund payment
- child benefit
- housing benefit
- council tax benefit
- state pension credit
- attendance allowance severe disablement allowance
- carer's allowance
- disability living allowance
- an allocation of local authority housing
- local authority homelessness assistance

Only the forms of support listed above count as public funds – and include non-contributory benefits, tax credits, and housing and homelessness assistance. Public funds do not include the benefits based on National Insurance contributions, such as:

- contribution-based jobseeker's allowance
- incapacity benefit
- retirement pension
- widows benefit and bereavement benefit
- guardian's allowance

- statutory maternity pay

Note: Access to healthcare and education also do not count as public funds - although an applicant's immigration status may affect whether they are eligible for them.

Cases where money from public funds is being received by an individual's partner do not count as "recourse to public funds" - for example, where child benefit is being received by a British citizen married to an individual subject to immigration control. In such cases, the individual receiving the money is entitled to do so. Their partner's immigration status makes no difference to this.

APPENDIX 5 DUNGANNON SOCIAL HOUSING PROFILE

A meeting with the District Manager provided further qualitative information on the housing situation in Dungannon. It was suggested that the number of migrant workers coming to the Dungannon area has levelled off or indeed is beginning to decline. However, contrary to this the number of applications for social housing from migrant worker households has increased. The main reasons for the increase would appear to be:

- Better availability of information on social housing as an option. There is a strong support service in the area in the form of South Tyrone Empowerment Programme which assists migrant workers to become better informed in the Dungannon area than in other parts of Northern Ireland. Recently there have been increasing numbers of referrals.
- Private Sector Rents have increased to unaffordable levels resulting in an increase in the number of migrant workers presenting as homeless at the District Office. In some cases migrant workers have been priced out of their property by landlords wanting to rent to others who will pay more for more crowded conditions.

The District Manager estimated that there were approximately 120-130 allocations made to migrant workers and that one-third of all callers to the District Office were migrant workers.

The town of Dungannon is divided into Dungannon 1 (predominantly Catholic) and Dungannon 2 (predominantly Protestant).

Waiting List Analysis

The tables below contain information from Dungannon District in their responses for the Housing Executive's Black and Minority Ethnic and Migrant Worker Mapping Update. Comparisons with the 2007 questionnaire responses have been included below:

Applications for social housing received:

District Office	Applications by Migrant Workers in Year to 31 st July 2007	Applications by Migrant Workers in Year to 31 st July 2008	Applications by Migrant Worker as a percentage of all applications in Year to 30 th June 2008 ¹⁸
Dungannon	128	173	19.4%

The table shows that migrant workers make up a substantial part of the waiting list with approximately a fifth of the waiting list in Dungannon.

A breakdown of the total number of applications for social housing shows that 19% of all applications were from migrant workers for the Dungannon, area in the year to 31st July 2007 and also in the year to 31st July 2008.

¹⁸ These percentages are obtained by comparing June 2008 waiting list figures, with July 2008 questionnaire responses. These figures should, therefore, be looked at for indicative purposes, rather than as definitive statistics.

Allocations made to migrant worker households:

District Office	Allocations to Migrant Workers in Year to 31 st July 2007	Allocations to Migrant Workers in Year to 31 st July 2008	Allocations to Migrant Workers as a percentage of all allocations in Year to 30 th June 2008
Dungannon	31	26	11.5%
Northern Ireland	148	134	1.8%

In Dungannon the number of allocations of social housing to migrant worker households remains quite small with 26 allocations in the year to 31st July 2008. The main reason for relatively small numbers of allocations is due to the location of properties becoming available in Dungannon District which were mainly outside Dungannon town. Migrant workers are often unwilling to live outside the town due to the convenience of living close to work, shops, the bank and public transport.

Current Total Migrant Worker Tenant Households:

District Office	Migrant Worker Tenant Households at 31 st July 2007	Migrant Worker Tenant Households at 31 st July 2008
Dungannon	74	82
Northern Ireland	353	333

A breakdown of current NIHE migrant worker tenant households show an estimated fall in the number in Northern Ireland between 31st July 2007 and 31st July 2008. However, the number of migrant worker tenants has increased in Dungannon. At 31st July 2007, an estimated 21% of NIHE migrant worker tenants were in Dungannon. At 31st July 2008, an estimated 25% of NIHE migrant worker tenants were living in Dungannon.

Housing Needs Analysis

The information on housing need has been gained from the annual housing need assessment which is based on information at March 2008.

Dungannon 1

The waiting list for Dungannon 1 comprises the town area and includes the common landlord areas of Ballygawley Road, Mullaghduin, Fairmount, Donaghmore Road, Drumcoo/Oaks Road/Carland Road and Lisnahull

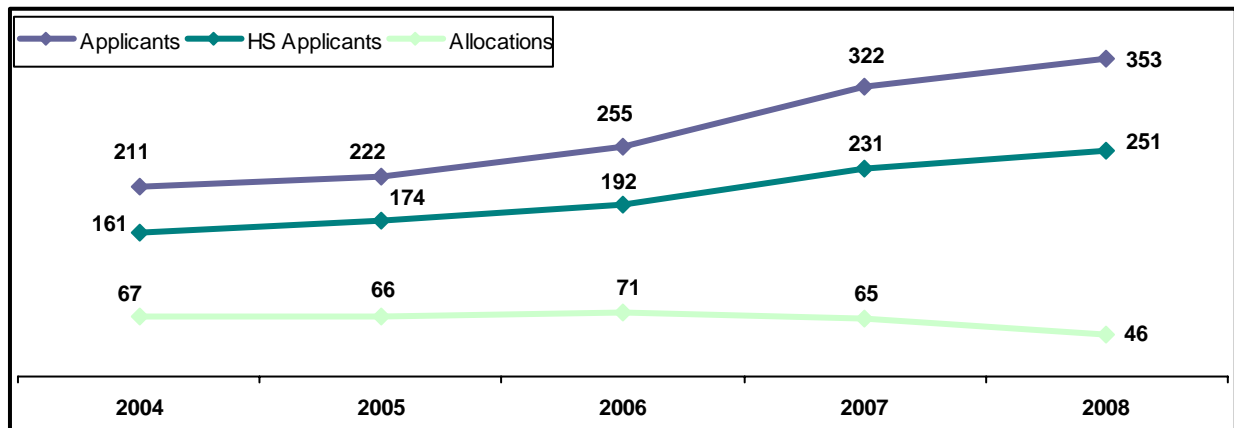
In Dungannon 1 residual need¹⁹ has almost doubled since 2006 from 93 to 182 and the number of applicants in housing stress has increased by 35% over the last two years. However, average annual relets and voids have fallen.

- The social housing requirement for 2013 is assessed at 280;
- Housing applicants have increased from 211 to 353 (67%), while housing stress has increased from 161 to 251(56%),
- Allocations have more than doubled from 21 to 46 (119%),

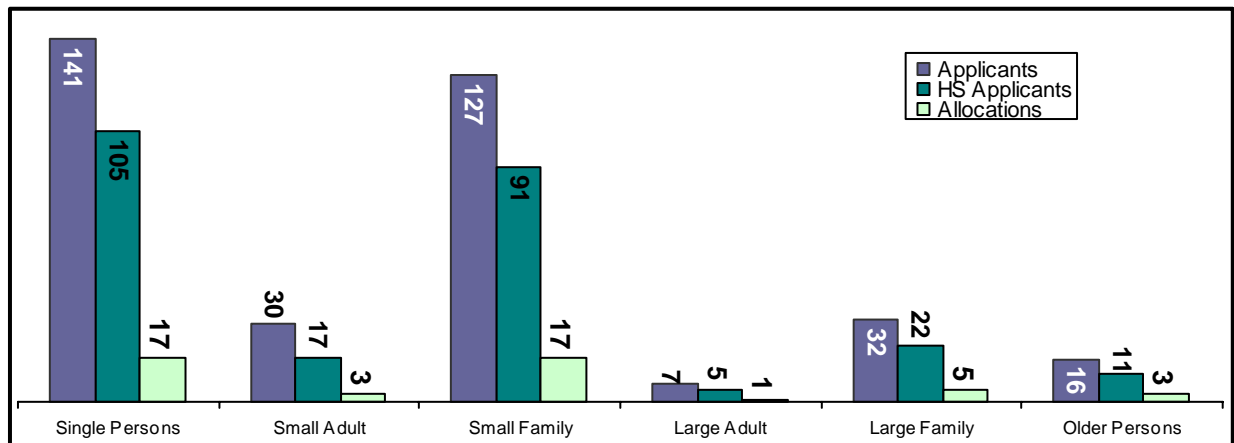
¹⁹ Residual need is the demand for social housing (Housing Stress) minus supply (average annual relets and void properties).

- The largest household groups in housing stress are singles and small families;
- 728 dwellings have been sold leaving 540 dwelling.

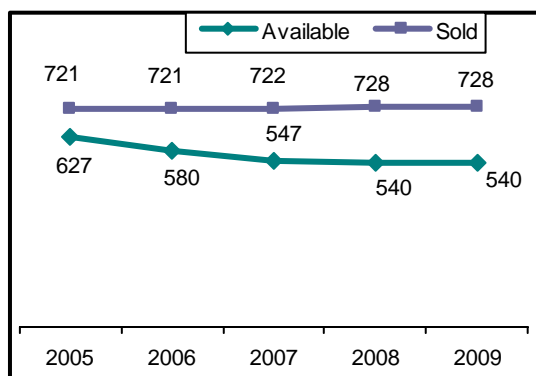
Social Housing Waiting List Analysis Housing Applicants (Dec 2004 – 2008)



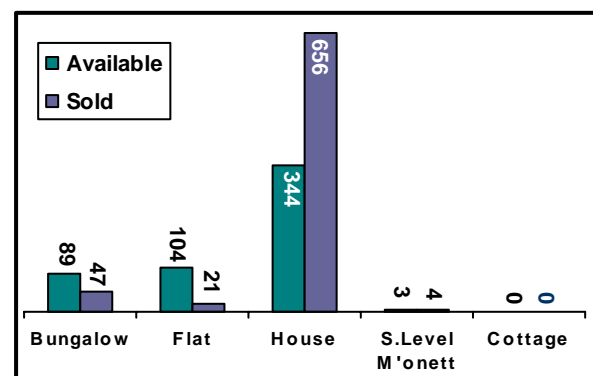
Applicant and Allocation Household Groups (December 2008)



Current and Sold NIHE Stock



Profile by Property Type



The District has advised that the number of migrant workers on the waiting list remains high and is largely made up of families. In the event of the more transient single population leaving Dungannon, the reduction of the waiting list may not be on an equal scale.

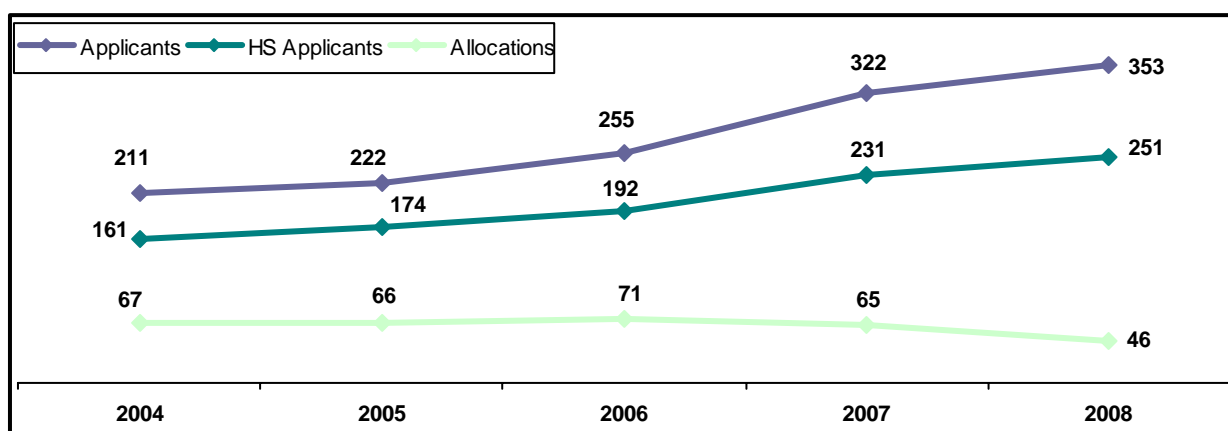
Dungannon 2

The waiting list for Dungannon 2 comprises the eastern part of the town area and includes the common landlord areas of Church Street, Coolhill, Milltown and Gortmerron.

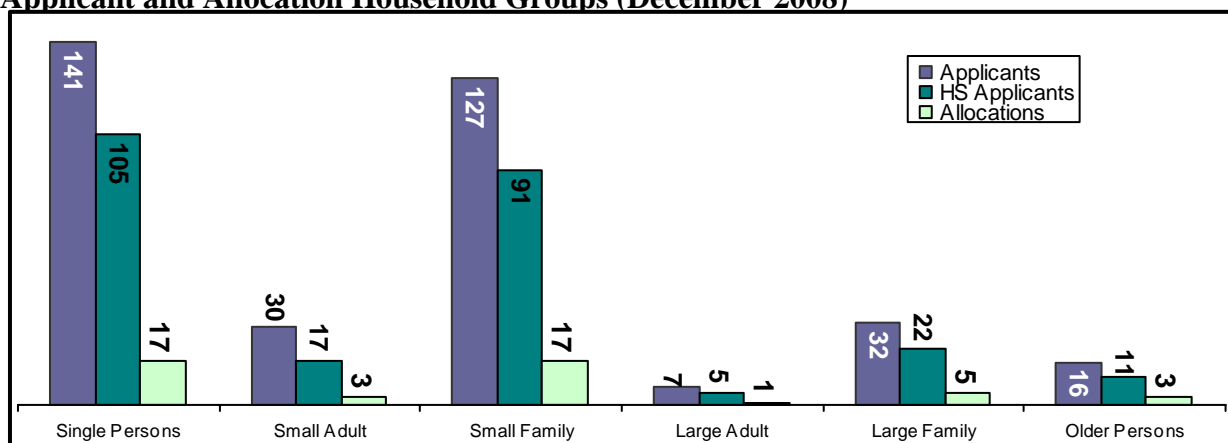
- The social housing requirement for 2013 is assessed at 50;
- Housing applicants have increased by 24% from 51 to 63,
- Housing stress has also increased by 28% from 32 to 41,
- Allocations have increased from 6 to 25;
- The largest household groups in housing stress are singles and older persons.
- 280 dwellings have been sold leaving 156 dwellings

Social Housing Waiting List Analysis

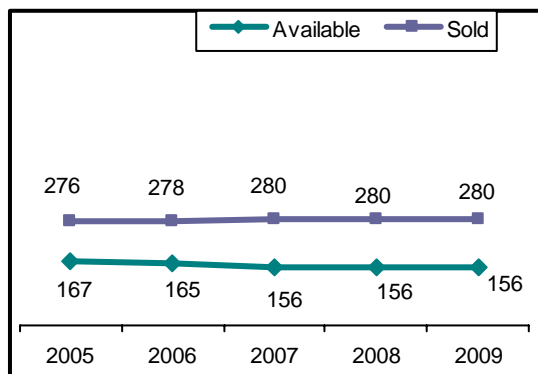
Housing Applicants (Dec 2004 – 2008)



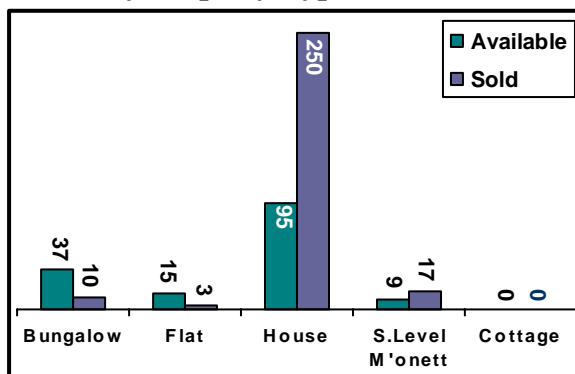
Applicant and Allocation Household Groups (December 2008)



Current and Sold NIHE Stock



Profile by Property Type



The slow down in need is replicated in the neighbouring areas of Granville and Moygashel. There are a small number of migrants in Dungannon 2. The obvious conclusion is that there would be no consequence for the waiting list if they leave the town. The small number of migrant workers may be due to the perceived unwillingness among the Protestant community to accept migrant workers in their neighbourhoods. Anecdotally, the District Manager said this may no longer be the case as a number of community leaders approached the office to indicate their willingness to accommodate migrant workers in their area.

Homelessness

Migrant workers now make up a substantial part of those awarded Full Duty Applicant (FDA) Homeless Status with approximately a third of FDA homeless in Dungannon being migrant workers. See the table below:

Migrant Worker Households Awarded Full Duty Applicant Homeless Status:

District Office	Migrant Workers Awarded FDA Homeless Status in the year to Sept 2007	Migrant Workers Awarded FDA Homeless Status in the year to 31 st July 2008	Percentage of all applicants awarded FDA Homeless Status that are Migrant Workers in the year to 31 st July 2008 ⁴
Dungannon	21	69	35%
Northern Ireland	143	190	1.8%

Migrant worker households awarded FDA Homeless status has increased overall in Northern Ireland and this is pronounced in Dungannon. In the year to 31st July 2008, 36% of all migrant worker households awarded FDA Homeless status were in the Dungannon District.

Common reasons cited by South Tyrone Empowerment Programme for migrant workers applying as homeless include:

- Family breakdown
- Unsuitable housing
- Financial difficulties
- Eviction by private landlords
- Problems with home security.

The Housing Executive's Dungannon district office and anecdotal evidence suggest that there has been an increase in the number of migrant workers awarded FDA homeless status for a number of reasons. These include:

- Arriving migrant workers new to the districts tend to stay with friends and relations. However, after a short period, new arrivals are expected to find new accommodation, and may present as homeless, as migrant workers established in the area, are now more reluctant to share accommodation or live in over crowded circumstances.
- As private rents have increased to unaffordable levels more migrant workers and their families are applying as homeless to the district office. The increase in rents has also meant that housing benefit does not make up the full charge.
- Many migrant workers are living in overcrowded conditions and achieve FDA homeless points when applying for social housing. Housing Executive estates such as Ballygawley Road, Lisnahull, Springvale and Cloneen are areas of high demand and, therefore, allocations are being made at a level of homeless points. (The District Manager reported that the Ballygawley Road estate was previously a problem estate that was difficult to let, but this has now improved due the presence of migrant workers).
- The South Tyrone Empowerment Programme (STEP) offers effective support to migrant workers. This means that migrant workers may be better informed in Dungannon than in other parts of Northern Ireland on their right to, and how to, apply for homeless status.

The structure of employment of migrant workers may have led to an increase of migrant workers applying as homeless, as job losses have made rents unaffordable. The contraction of the construction industry due to the slow down in the housing market, especially new build developments, has meant many working in this industry, including migrant workers, have been made redundant. Other migrant workers may have lost accommodation tied with their job.

It was also noted by the District Office that the temporary accommodation used in the area is of an extremely high standard, these include properties in new developments. Temporary accommodation is also furnished. Housing Executive and Housing Association houses can be seen as financially unattractive as the home would have to be furnished, which is a great additional expense to migrant workers who have limited access to credit. As a result of this migrant workers have to be persuaded to accept offers for Housing Executive properties as they are reluctant to move out of the temporary accommodation due to the high standard of furnished accommodation.

An exception to the trend of increasing numbers of applicants for homelessness assistance, according to STEP, is that less single workers are applying. Previously, a lot of migrant workers were presenting as homeless as they were living in crowded conditions in HMOs. These numbers have declined, as proportionately there are now more families than single workers settling in the area and living in private rented accommodation.

It may be possible to forecast increasing numbers of migrant workers achieving FDA homeless status as more migrants become eligible for homelessness assistance and as Buy to Let landlords exit the market.

The current downturn in the economy has adversely affected some Buy to Let landlords. As cheap credit has become unavailable, investors who re-mortgage properties may find new mortgages unaffordable. Therefore, if increased numbers of investors are compelled to sell properties, migrant workers housed in these properties may find themselves homeless.

A8 nationals who have worked continuously in Northern Ireland for 12 months, and this 12 month period has not been interrupted by more than a 30 day period of unemployment, are entitled to housing and homelessness assistance. Therefore, through time, if the number of migrant workers who have been working in Northern Ireland over a year increases, more migrants workers will be able to seek homelessness assistance.

Migrant workers who have been working less than 12 months and become homeless have no recourse to public funds and are ineligible for homelessness assistance. Migrant workers who are ineligible for public funds may have to rely on charitable institutes for assistance.

Housing Executive Stock (March 2009)

Sold Stock in Bold Text

	Bung	Flat	House	Mais S/Level	Cottage	Total	Void*
Main Urban Centre							
Dungannon 1	89	104	344	3	0	540	
	47	21	656	4	0	728	
Dungannon 2	37	15	95	9	0	156	
	10	3	250	17	0	280	
Moygashel	10	10	50	0	6	76	
	13	0	242	0	16	271	
Local Town							
Coalisland	46	17	263	0	1	327	
	16	1	315	0	10	342	
Villages							
Ackinduff/Sheers Place	8	0	23	0	0	31	
	32	0	23	0	4	59	
Augher	8	4	24	0	0	36	
	2	0	41	0	0	43	
Aughnacloy	19	0	30	0	0	49	
	3	0	84	0	0	87	
Ballygawley	23	8	19	2	2	54	
	18	0	45	10	1	74	
Benburb	2	0	3	0	0	5	
	24	0	28	0	4	56	
Bush	10	0	18	0	0	28	
	17	0	70	0	0	87	
Caledon	27	1	32	0	6	66	
	36	1	36	0	38	111	
Cappagh	6	0	3	0	0	9	
	18	0	19	0	0	37	
Castlecaulfield	7	2	4	0	5	18	
	16	2	68	0	29	115	
Clogher	15	11	34	0	1	61	
	7	3	44	0	4	58	
Donaghmore	23	0	27	0	1	51	
	14	1	121	0	15	151	
Fivemiletown	61	8	51	0	0	120	
	25	0	124	0	0	149	
Granville/Brantry	22	0	7	0	0	29	
	53	0	63	0	2	118	
Killyman/Laghey	10	0	17	0	5	32	
	19	0	89	0	10	118	
Mountjoy	13	0	20	0	0	33	
	55	0	45	0	4	104	
Moy	24	3	48	0	0	75	
	12	1	128	0	3	144	
Newmills	8	0	7	0	0	15	
	7	0	58	0	0	65	
Totals	468	183	1119	14	27	1811	
	444	33	2549	31	140	3197	

*Of the Total Stock these properties are void and do not include properties for sale or demolition

APPENDIX 6 DEFINITION OF HMO

The current definition of a HMO is set out in Article 143 of the Housing (NI) Order 2003. This defines a HMO as “a house occupied by more than 2 qualifying persons, being persons who are not all members of the same family”.

Qualifying persons means “persons whose only or principal residence is the house in multiple occupation, and for that purpose a person undertaking a full time course of further or higher education who resides during term time in a house shall, during the period of that person’s residence, be regarded as residing there as his only or principal residence”.

Article 3 of the Order defines a person as a member of another’s family if-

- a) “he is the spouse of that person, or he and that person live together as husband and wife, or
- b) he is that person’s parent, grandparent, child, grandchild, brother or sister.”

All of this in effect means that a couple who take in an uncle or an aunt or a nephew to live with them have created a HMO. At a Judicial Review of the HMO Statutory Registration Scheme for Northern Ireland in 2005 the Judge made it clear that this definition of HMO was much too wide and was unsustainable, and that suitable amendments needed to be made to it. This in turn meant that the HMO Registration Scheme itself was also unsustainable. In response to the Judge’s comments the Housing Executive immediately applied the following two exemptions to the Registration Scheme:

- Any HMO that is occupied by persons who comprise no more than two families: -
- Any HMO which is occupied by no more than two persons in addition to the owner(s) and members of the family of the owner(s).

These exemptions in effect mean that the HMOs that are specified for registration in Northern Ireland equate approximately, although not precisely, to those houses which are defined as HMOs in Scotland. Therefore adopting the Scottish definition of HMO in Northern Ireland would not reduce the number of HMOs that we will register under the Statutory Registration Scheme.

In Scotland the definition of HMO is similar to the Northern Ireland definition but with two key differences, namely:

- A HMO is a house occupied by three people from three different families, and
- The definition of family also includes uncles, aunts, nephews and nieces.

In response to the Judge’s comments the Department for Social Development has indicated that it will make a technical amendment to existing legislation so that the full Scottish definition of HMO will apply to Northern Ireland. The Housing Executive welcomes and supports this proposed amendment.

APPENDIX 7 PLANNING APPROVALS DUNGANNON TOWN 2006 – 2009

Application	Dwellings	Address	Approval date
F/2006/0025/MAST	36	1-37 Lisnaree	27/01/2006
F/2006/0137/MAST	2	1a & 1b Merron Mews	14/08/2006
F/2006/0264/MAST	57	21-69 & 1-19 Brookfield Road/Mews/Avenue	19/04/2006
F/2006/0276/MAST	2	12 & 14 Willow Crescent	08/12/2006
F/2006/0/MAST	2	60 & 62 Old Eglisk Road	06/10/2006
F/2006/0738/MAST	50	Silverstream Manor & Court	05/03/2008
F/2006/0971/MAST	8	1-8 Killyman Road	23/01/2007
F/2006/1038/MAST	65	113-176 Brookfield	23/04/2007
F/2006/1028/MAST	12	1-12 Ashbrook, Coash Road	05/04/2007
F/2006/1214/MAST	4	35, 37, 39, 41 The Milestone, Mullaghmore	15/05/2007
F/2007/0439/MAST	2	3 & 5 Willow Park, Mullaghmore	28/11/2007
F/2007/0476/MAST	8	12-20 Coolhill Mews, Killyneil Road	08/01/2008
F/2007/0549/MAST	3	1-3 Lisnaclin View	17/04/2008
F/2007/0672/MAST	2	20 & 20A Woodlawn Drive, Quarry Lane	29/01/2008
F/2007/0845/MAST	24	1-25 Old Ballygawley Road	13/05/2008
F/2007/0860/MAST	34	1-38 Calendine Wilds, Tamlaghtmore	01/10/2008
F/2008/0730/MAST	2	19 & 20 Gortin Crescent	05/03/2009
Total	313		

Source: Building Control, Dungannon & South Tyrone District Council

APPENDIX 8 RESEARCH QUESTIONNAIRES

Household Survey 2006 Questionnaire

Dungannon Housing Market Research Project

(NIHE Research Unit)

Received		Punched		Schedule No		
Coding		Validated				



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All information will be treated with the strictest confidence

1. How long have you lived in this house?

Please circle one response only

Less than 1 Year	1
1 – 2 Years	2
3 – 5 years	3
6 – 10 Years	4
11 – 15 Years	5
16 – 20 Years	6
21 + Years	7

2. Where was your previous address?

Please circle one response only

Within Dungannon Town	1
Outside Dungannon Town (but within Northern Ireland) please state	2
Outside Northern Ireland please specify	3

3. Where do you work??

Please circle one response only

Within Dungannon Town	1
Outside Dungannon Town, please specify	2

4. What is your main reason for living here.?

Please circle one response only

Employment	1
More affordable housing	2
Employer placed me here	3
Other, please specify	4

5. Do you rent or own this house?

Please circle one response only

Rent from Housing Executive	1	Go to q6
Rent from Housing Association	2	Go to q6
Rent Privately	3	Go to q6
Owner Occupier	4	Go to q7
Purchased through Co-ownership	5	Go to q7
Other, please specify	6	Go to q7

6. How much is the rent on this property including rates regardless of who pays it ?

--

7. Which of the following best describes the house you live in?

Please circle one response only

Bungalow	Terraced House	Semi-Detached House	Detached House	Purpose Built Flat
1	2	3	4	5

8. How many bedrooms does this house have?

--

9. What is your main source of heating?

Please circle one response only

Oil Fired with radiators	1
Economy 7	2
Solid Fuel Open Fire (with radiators)	3
Solid Fuel Open Fire (no radiators)	4
Solid Fuel Glass Fronted Fire (with radiators)	5
Solid Fuel Glass Fronted Fire (no radiators)	6
Other, please specify	7

10a. What are your future intentions over the next 12 months?

Plan to remain in Dungannon Town	1	Go to q10b
Plan to leave Dungannon Town but remain in Northern Ireland	2	Go to q10b
Plan to leave Northern Ireland but remain in UK	3	Go to q11
Plan to leave UK	4	Go to q11

10b. If planning to remain in Dungannon/leave Dungannon but remain in Northern Ireland, do you.....

Plan to buy a home (mortgage)	1
Plan to buy HE accommodation	2
Plan to buy HA accommodation	3
Plan to buy a home through co-ownership	4
Plan to rent HE accommodation	5
Plan to rent HA accommodation	6
Plan to rent private accommodation	7
Other, please specify	8

11. Could you please tell me how many people live in this house?

This next section should be completed by the **Household Reference Person (HRP)**. *This is the person who would be considered to be the head of the household.* Please circle a response that applies to each person starting with the Household Reference Person working down the categories.

<i>Household Reference Person</i>		<i>Ethnic Group</i>	
Age		White	1
Male		Chinese	2
Female		Irish Traveller	3
<i>Employment Status</i>		Indian	4
Self Employed	1	Pakistani	5
Working full-time	2	Bangladeshi	6
Working part-time	3	Black Caribbean	7
Not working	4	Black African	8
Retired	5	Mixed ethnic (please specify)	9
Student (further / higher education)	6	Other (please specify)	10
Permanent Sick/Disabled	7	Black other (please specify)	11
Looking after family/home	8		
Other, including schoolchild	9		
<i>Marital Status</i>		<i>Nationality/ Citizenship</i>	
Single (never married)	1	British	1
Married (first marriage)	2	Irish	2
Remarried	3	Portugese	3
Civil partnership	4	East Timorese	4
Separated	5	Latvian	5
Divorced	6	Lithuanian	6
Widowed	7	Polish	7
Co-Habiting	8	Nigerian	8
Other (please specify)	9	Other (please specify)	9
<i>Household Income</i>		<i>Benefits</i>	
Less than £100	1	Child Benefit	1
£101-£200	2	Disability Benefit	2
£201-£300	3	Income Support	3
£300+	4	Other (please specify)	4
Refused	5		
Don't Know	6		

<i>Person 2</i>		<i>Ethnic Group</i>	
Age		White	1
Male		Chinese	2
Female		Irish Traveller	3
<i>Employment Status</i>		Indian	4
Self Employed	1	Pakistani	5
Working full-time	2	Bangladeshi	6
Working part-time	3	Black Caribbean	7
Not working	4	Black African	8
Retired	5	Mixed ethnic (please specify)	9
Student (further / higher education)	6	Other (please specify)	10
Permanent Sick/Disabled	7	Black other (please specify)	11
Looking after family/home	8		
Other, including schoolchild	9		
<i>Marital Status</i>		<i>Nationality/ Citizenship</i>	
Single (never married)	1	British	1
Married (first marriage)	2	Irish	2
Remarried	3	Portugese	3
Civil partnership	4	East Timorese	4
Separated	5	Latvian	5
Divorced	6	Lithuanian	6
Widowed	7	Polish	7
Co-Habiting	8	Nigerian	8
Other (please specify)	9	Other (please specify)	9
<i>Household Income</i>		<i>Benefits</i>	
Less than £100	1	Child Benefit	1
£101-£200	2	Disability Benefit	2
£201-£300	3	Income Support	3
£300+	4	Other (please specify)	4
Refused	5		
Don't Know	6		

<i>Person 3</i>		<i>Ethnic Group</i>	
Age		White	1
Male		Chinese	2
Female		Irish Traveller	3
<i>Employment Status</i>		Indian	4
Self Employed	1	Pakistani	5
Working full-time	2	Bangladeshi	6
Working part-time	3	Black Caribbean	7
Not working	4	Black African	8
Retired	5	Mixed ethnic (please specify)	9
Student (further / higher education)	6	Other (please specify)	10
Permanent Sick/Disabled	7	Black other (please specify)	11
Looking after family/home	8		
Other, including schoolchild	9		
<i>Marital Status</i>		<i>Nationality/ Citizenship</i>	
Single (never married)	1	British	1
Married (first marriage)	2	Irish	2
Remarried	3	Portugese	3
Civil partnership	4	East Timorese	4
Separated	5	Latvian	5
Divorced	6	Lithuanian	6
Widowed	7	Polish	7
Co-Habiting	8	Nigerian	8
Other (please specify)	9	Other (please specify)	9
<i>Household Income</i>		<i>Benefits</i>	
Less than £100	1	Child Benefit	1
£101-£200	2	Disability Benefit	2
£201-£300	3	Income Support	3
£300+	4	Other (please specify)	4
Refused	5		
Don't Know	6		

<i>Person 4</i>		<i>Ethnic Group</i>	
Age		White	1
Male		Chinese	2
Female		Irish Traveller	3
<i>Employment Status</i>		Indian	4
Self Employed	1	Pakistani	5
Working full-time	2	Bangladeshi	6
Working part-time	3	Black Caribbean	7
Not working	4	Black African	8
Retired	5	Mixed ethnic (please specify)	9
Student (further / higher education)	6	Other (please specify)	10
Permanent Sick/Disabled	7	Black other (please specify)	11
Looking after family/home	8		
Other, including schoolchild	9		
<i>Marital Status</i>		<i>Nationality/ Citizenship</i>	
Single (never married)	1	British	1
Married (first marriage)	2	Irish	2
Remarried	3	Portugese	3
Civil partnership	4	East Timorese	4
Separated	5	Latvian	5
Divorced	6	Lithuanian	6
Widowed	7	Polish	7
Co-Habiting	8	Nigerian	8
Other (please specify)	9	Other (please specify)	9
<i>Household Income</i>		<i>Benefits</i>	
Less than £100	1	Child Benefit	1
£101-£200	2	Disability Benefit	2
£201-£300	3	Income Support	3
£300+	4	Other (please specify)	4
Refused	5		
Don't Know	6		

<i>Person 5</i>		<i>Ethnic Group</i>	
Age		White	1
Male		Chinese	2
Female		Irish Traveller	3
<i>Employment Status</i>		Indian	4
Self Employed	1	Pakistani	5
Working full-time	2	Bangladeshi	6
Working part-time	3	Black Caribbean	7
Not working	4	Black African	8
Retired	5	Mixed ethnic (please specify)	9
Student (further / higher education)	6	Other (please specify)	10
Permanent Sick/Disabled	7	Black other (please specify)	11
Looking after family/home	8		
Other, including schoolchild	9		
<i>Marital Status</i>		<i>Nationality/ Citizenship</i>	
Single (never married)	1	British	1
Married (first marriage)	2	Irish	2
Remarried	3	Portugese	3
Civil partnership	4	East Timorese	4
Separated	5	Latvian	5
Divorced	6	Lithuanian	6
Widowed	7	Polish	7
Co-Habiting	8	Nigerian	8
Other (please specify)	9	Other (please specify)	9
<i>Household Income</i>		<i>Benefits</i>	
Less than £100	1	Child Benefit	1
£101-£200	2	Disability Benefit	2
£201-£300	3	Income Support	3
£300+	4	Other (please specify)	4
Refused	5		
Don't Know	6		

<i>Person 6</i>		<i>Ethnic Group</i>	
Age		White	1
Male		Chinese	2
Female		Irish Traveller	3
<i>Employment Status</i>		Indian	4
Self Employed	1	Pakistani	5
Working full-time	2	Bangladeshi	6
Working part-time	3	Black Caribbean	7
Not working	4	Black African	8
Retired	5	Mixed ethnic (please specify)	9
Student (further / higher education)	6	Other (please specify)	10
Permanent Sick/Disabled	7	Black other (please specify)	11
Looking after family/home	8		
Other, including schoolchild	9		
<i>Marital Status</i>		<i>Nationality/ Citizenship</i>	
Single (never married)	1	British	1
Married (first marriage)	2	Irish	2
Remarried	3	Portugese	3
Civil partnership	4	East Timorese	4
Separated	5	Latvian	5
Divorced	6	Lithuanian	6
Widowed	7	Polish	7
Co-Habiting	8	Nigerian	8
Other (please specify)	9	Other (please specify)	9
<i>Household Income</i>		<i>Benefits</i>	
Less than £100	1	Child Benefit	1
£101-£200	2	Disability Benefit	2
£201-£300	3	Income Support	3
£300+	4	Other (please specify)	4
Refused	5		
Don't Know	6		

12. Please state the community perception of the religious composition of this household.
Note: Persons not from Northern Ireland are classified as “other”.

Protestant	Catholic	Mixed Religion Protestant/Catholic	Other	None	D\K	Refused
1	2	3	4	5	888	777

13. Are there any further comments you would like to make?

Once again we would like to assure you that your responses will be treated in confidence and no record of your name will be made anywhere in the study.

THANK YOU FOR COMPLETING THE QUESTIONNAIRE

MIGRANT WORKERS SURVEY 2008 - QUESTIONNAIRE

Dungannon Housing Market Research Project

(NIHE Research Unit)

Received		Punched		Schedule No		
Coding		Validated				

The Housing Executive is carrying out research to understand the housing issues facing migrant workers. I would like to ask you some questions about your experiences in the Housing Market in Dungannon.

Any information you provide will be treated in the strictest confidence and will be used for research purposes only

Note to Interviewer:

Please complete dwelling type, construction date and type of occupancy before commencing survey.

Dwelling type

Please circle one response only

Bungalow	Terraced House	Semi-Detached House	Detached House	Purpose Built Flat	Converted flat	Other, specify
1	2	3	4	5	6	7

Construction date

Please circle one response only

Pre 1919	1919-1944	1945-1964	1965-1974	1975-1980	1981-1990	1991-2000	2001-2007
1	2	3	4	5	6	7	8

Guess/Estimate Y N

Type of occupancy

Please circle one response only

Single family dwelling	Shared house	Household with lodgers	Bedsits or flatlets	Purpose built with shared facilities	Converted self contained flat
1	2	3	4	5	6
Number of occupants					

Interviewer note: If single family dwelling interview HRP or partner, if shared house etc. interview person who answers the door (provided they are a member of the migrant household living at the property and are aged over 16).

SECTION 1: BACKGROUND INFORMATION

1.1 How long have you lived in Northern Ireland?

Please circle one response only

3 months or less	1
More than 3, up to 6 months	2
More than 6 months, up to 1 year	3
More than 1 year, up to 3 years	4
More than 3 years, up to 5 years	5
More than 5 years	6

Interviewer note: By 'house' we mean the property – if converted flat it refers only to it, not the remainder of the 'house'.

1.2. How long have you lived in this house?

Please circle one response only

3 months or less	1
More than 3, up to 6 months	2
More than 6 months, up to 1 year	3
More than 1 year, up to 3 years	4
More than 3 years, up to 5 years	5
More than 5 years	6

1.3. Where was your previous address?

Please circle one response only

Within Dungannon Town	1
Outside Dungannon Town (but within Northern Ireland) please state where?	2
Outside Northern Ireland please specify	3

1.4. What is your main reason for living at this address?

Please circle one response only

Employment	1
More affordable housing	2
Employer placed me here	3
Other, please specify	4

1.5 What is your current immigration status?

Please circle one response only

Resident worker (EEA citizen)	1
Worker Registration Scheme	2
Sector Based Scheme	3
Accession Worker Card	4
Work Permit (non EEA citizen)	5
Leave to remain	6
Student	7
Dependant	8
Asylum seeker	9
Refugee	10
Other, please specify	11

1.6 How well can you speak, read and write English?

Please circle one response under each heading

a. Speak	b. Read	c. Write
1 Fluently	1 Fluently	1 Fluently
2 Adequately	2 Adequately	2 Adequately
3 Basic only	3 Basic only	3 Basic only
4 Don't	4 Don't	4 Don't

Accommodation

1.7 Do you rent or own this house?

Please circle one response only

Rent from Housing Executive	1	Go to Q1.8
Rent from Housing Association	2	Go to Q1.8
Rent Privately	3	Go to Q1.8
Owner Occupier	4	Go to Q1.9
Purchased through Co-Ownership	5	Go to Q1.9
Other, please specify	6	Go to Q1.9

Note to interviewer: ask respondent, regardless of whether he/she is responsible for paying rent/rates.

1.8 How much is the total rent on this house including rates?

	Week/Month
	888 Don't know

1.9 How many rooms are there in this house?

Interviewer note: If converted flat, record number. of rooms in flat only.

--

1.10. How many rooms are being used as bedrooms?

--

1.11. What is your main source of heating?

Please circle one response only

Oil Fired with radiators	1
Economy 7	2
Solid Fuel (with radiators)	3
Other, please specify	4

Questions 1.12 to 1.16 are for private tenants only. Housing Executive/Housing Association tenants go to question 1.17. Owner occupiers go to question 1.30.

1.12. How did you find out about this accommodation?

Please circle all that apply

Newspaper advert	1
Internet	2
Letting agency	3
Word of mouth	4
Knew landlord	5
Other, please specify	6

1.13. Was this house let furnished/partly furnished/unfurnished?

Please circle one response only

Furnished	1
Partly furnished	2
Unfurnished	3
Don't know	8

1.14. To get this accommodation did you have to pay rent in advance?

Please circle one response only

Yes	1
No	2
Don't know/can't remember	8

1.15. Did you have to pay a separate deposit?

(Interviewer probe to see if they paid a deposit as well as rent in advance)

Please circle one response only

Yes	1
No	2
Don't know/can't remember	8

If no to both 1.14 & 1.15 go to question 1.17

1.16 How easy or difficult was it for you to pay the deposit/rent in advance?

Please circle one response for each – Deposit & Rent

	Deposit	Rent in advance
Very easy	1	1
Fairly easy	2	2
Neither easy nor difficult	3	3
Fairly difficult	4	4
Very difficult	5	5

Rent/Housing Benefit

1.17 How often is the rent paid for this accommodation?

Please circle one response only

Every week	1	
Every two weeks	2	
Four weeks	3	
Calendar month	4	
Don't know	8	
Live rent free	5	Go to Q1.30

1.18. What is your opinion of the level of rent paid on this house?

Please circle one response only

Very high	1
High	2
OK	3
Low	4
Very low	5

1.19 Do you (or your partner if applicable) receive Housing Benefit?

Yes	1	Go to Q1.20
No	2	Go to Q1.25
Don't know	8	Go to Q1.25

1.20 How much Housing Benefit do you receive? £_____ Week/Month
(Delete as appropriate)

1.21 Does the Housing Benefit you receive cover all the rent?

Yes	1	Go to Q1.24
No	2	Go to Q1.22

1.22. How much is the shortfall you have to pay per week/per month between Housing Benefit and full rent?

Per Week	£	Per Month	£
Don't know	88	Don't know	88
Refused	77	Refused	77

1.23. What is the reason for the shortfall in Housing Benefit?

Please circle one response for each

	Yes	No
Household income too high	1	2
Rent too high	1	2
Both	1	2
Don't know	1	2

1.24. Is your Housing Benefit paid directly to your landlord or to you (your partner)?

Direct to landlord	1
Paid to tenant	2

Interviewer note: If respondent on full HB (i.e. HB covers all the rent) – go to Q1.30

1.25 How easy or difficult is it for your household to afford the rent?

Please circle one response only

Very easy	1
Fairly easy	2
Neither easy nor difficult	3
Fairly difficult	4
Very difficult	5

1.26 How do you usually pay your rent?

Please circle one response only

Cash	1
Cheque	2
Direct Debit	3
Standing Order	4
Credit Card	5
Employer deduction	6
Other, please specify	7

1.27 Are you in arrears with your rent?

Please circle one response only

Yes	1	Go to Q1.28
No	2	Go to Q1.29

1.28 If yes, by how many weeks/months are you in arrears? _____Weeks/Months

1.29 Do you have difficulty paying the rent on time because of any of the following reasons?

READ OUT and circle one response on each line

	Yes	No	N/A
Increase in the rent	1	2	0
Unemployment	1	2	0
Working fewer hours/less overtime	1	2	0
Illness	1	2	0
Other debts / responsibilities	1	2	0
Domestic problems	1	2	0
Problems in connection with Housing Benefit	1	2	0
Other, please specify	1	2	0

All respondents answer Q1.30 to 1.35

1.30 Overall, how satisfied/dissatisfied are you with your accommodation?

Very satisfied	1	Go to Q1.32
Fairly satisfied	2	
Neither satisfied nor dissatisfied	3	
Fairly dissatisfied	4	Go to Q1.31
Very dissatisfied	5	

1.31. If dissatisfied/very dissatisfied, please state why.

1.32 Overall, how satisfied/dissatisfied are you with this area as a place to live?

Very satisfied	1	Go to Q1.34
Fairly satisfied	2	
Neither satisfied nor dissatisfied	3	
Fairly dissatisfied	4	Go to Q1.33
Very dissatisfied	5	

1.33. If dissatisfied/very dissatisfied, please state why.

1.34 How much do you agree or disagree with the following statements about your relationship with local people you meet outside work?

Please circle one response for each

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
They will help me if I need help	1	2	3	4	5
They will not invite me into their home	1	2	3	4	5
They make me feel welcome	1	2	3	4	5
They treat me as an equal	1	2	3	4	5
They want our labour but do not want us here	1	2	3	4	5
They want to make friends with me	1	2	3	4	5
They are prejudiced against people from other countries	1	2	3	4	5

1.35 I am going to read out a list of things that can cause problems for people in their area. I would like you to tell me whether any of them is a problem in your area. For each that is a problem, please state if it is a minor or major problem

Please circle one response for each

	Not a problem	Minor problem	Major problem	D/K
Traffic	1	2	3	88
Noise (except noisy neighbours)	1	2	3	88
Vandalism and hooliganism	1	2	3	88
Graffiti	1	2	3	88
Crime	1	2	3	88
Dogs	1	2	3	88
Litter and rubbish in the streets	1	2	3	88
Neighbours (include noisy neighbours)	1	2	3	88
Harassment on basis of Race/Nationality	1	2	3	88
Harassment against any other group (e.g., elderly, disabled)	1	2	3	88
Other – <i>please state</i> _____	1	2	3	88

Landlord tenant relationship

Question 1.36 is for private tenants only. HE/HA tenants go to question 1.37; owner occupiers go to question 2.1.

I would now like to ask you some questions about how you get on with your landlord or agent

1.36 Do you deal directly with your landlord, or with an agent?

Directly with landlord	1	Go to Q1.37
With agent	2	
Someone else in the household deals with landlord/agent	3	Go to Q1.50

1.37 What contact details do you have for your landlord/agent?

Please circle all that apply

	Landlord	Agent
Mobile telephone number	1	1
Landline telephone number	2	2
Address	3	3
None	4	4
Other, please specify	5	5
Don't know	88	88

1.38 Have you tried to contact your landlord/agent within the last 12 months?

Yes	1	Go to Q1.39
No	2	Go to Q1.40

1.39 Generally how easy or difficult was it for you to contact your landlord/agent?

Very easy	1
Fairly easy	2
Neither easy nor difficult	3
Fairly difficult	4
Very difficult	5

1.40 Generally, how satisfied/dissatisfied are you with the way your landlord/agent deals with repairs and maintenance?

Very satisfied	1	Go to Q1.42
Fairly satisfied	2	
Neither satisfied nor dissatisfied	3	
Fairly dissatisfied	4	Go to Q1.41
Very dissatisfied	5	

1.41. If dissatisfied/very dissatisfied, please state why.

1.42 On the whole, how would you describe your relationship with the landlord/agent: would you say it is....

Very good	1	Go to Q1.44
Good	2	
Neither good nor poor	3	
Poor	4	Go to Q1.43
Very poor	5	

1.43 Why do you have a poor/very poor relationship with the landlord/agent?

Please circle one on each line

	Yes	No
Hard to contact	1	2
Conflict about repairs	1	2
Wants to get tenant out/taking action to evict	1	2
Using threats or intimidating behaviour	1	2
Entering the premises without permission	1	2
Wants to sell property	1	2
Making financial demands	1	2
Unpleasant/untrustworthy/difficult	1	2
Tenant is behind with rent	1	2
Thinks tenant does not look after property	1	2
Other, please specify	1	2

1.44 Overall how satisfied/dissatisfied are you with the services provided by your landlord/agent?

Very satisfied	1	Go to Q1.46
Satisfied	2	
Neither satisfied nor dissatisfied	3	
Dissatisfied	4	Go to Q1.45
Very dissatisfied	5	

1.45 If dissatisfied/very dissatisfied, please state why.

1.46 Did the landlord/agent provide you with a rent book?

Yes	1
No	2

1.47 When you first started to rent this accommodation...

Please circle one response only

Did you and the landlord/agent sign a written tenancy agreement?	1	Go to Q1.48
Did you have a written agreement which you didn't sign?	2	
Or did you just have a verbal agreement?	3	Go to Q1.49

1.48 Did the landlord/agent give you a copy of the agreement?

Yes	1
No	2

1.49. How long is the agreement for?

Please circle one response only

Less than 6 months	1
6 months or more but less than 1 year	2
1 year or more but less than 2 years	3
2 years or more but less than 3 years	4
3 years or more but less than 5 years	5
5 years or over	6
Don't know/can't remember	8

1.50 What are your future intentions over the next year?

Please circle one response only

Plan to remain in Dungannon Town	1	Go to Q1.51
Plan to leave Dungannon Town but remain in Northern Ireland	2	
Plan to leave Northern Ireland but remain in UK	3	Go to Q1.52
Plan to leave UK	4	
Don't know	8	

1.51. If you intend to remain in Dungannon/leave Dungannon but remain in Northern Ireland, do you plan to.....

Please circle one response only

Buy a house (mortgage)?	1
Buy HE accommodation?	2
Buy HA accommodation?	3
Buy a house through co-ownership?	4
Rent HE accommodation?	5
Rent HA accommodation?	6
Rent private accommodation?	7
Other, please specify	8

Interviewer note: Private tenants go to question 1.52, HE/HA tenants go to question 1.54

1.52 Are you or your partner (if applicable) on the waiting list for Housing Executive / Association accommodation?

Yes	1	Go to Q1.53
No	2	Go to Q1.54

1.53 How long have you been on the waiting list?

Please circle one response only

Less than 6 months	1
6 months or more but less than one year	2
One year or more but less than 3 years	3
3 years or more but less than 5 years	4
5 years or more	5

1.54. Have you or your partner (if applicable) ever registered as homeless with the Housing Executive/Housing Association?

Yes	1	Go to Q1.55
No	2	Go to Q2.1

1.55. If yes, what was the outcome?

Please circle one response only

Housing Executive placed me in temporary accommodation	1
I found my own temporary accommodation	2
Housing Executive placed me in permanent accommodation	3
I found my own permanent accommodation	4
Other, please specify	5

Section 2 Employment

I would now like to ask you some questions about your current employment status.

2.1. Do you have a job?

Yes	1
No	2

2.2 Do you have a National Insurance number?

Yes	1
No	2

If unemployed go to Section 3

2.3 Do you work through an employment agency?

Yes	1
No	2

2.4 Did you find your current job...

Please circle one response only

before arriving in Northern Ireland?	1
after arriving in Northern Ireland?	2

2.5 Did you pay someone to find you a job in Northern Ireland?

Yes	1	Go to Q2.6
No	2	Go to Q2.7

2.6 If yes, how much? £ _____

2.7 What is your current job? _____

2.8. Name of company where you work? _____

2.9. Where do you work?

Please circle one response only

Within Dungannon Town	1
Outside Dungannon Town, please specify where	2

2.10. How many kilometres do you travel to work each day? _____ Km

2.11. Do you have a car?

Yes	1
No	2

2.12. How do you travel to work each day?

Please circle one response only

Drive my own car	1
In someone else's car	2
By bicycle	3
On foot	4
By bus	5
Agency arrange transport	6
Other, please specify	7

2.13. Do you have a written contract of employment?

Yes	1
No	2

2.14. Do you get paid?

Please circle one response only

Daily	1
Weekly	2
Fortnightly	3
Every four weeks	4
Monthly	5
Other, please specify	6

2.15. What is your hourly rate of pay? £ _____

2.16. How many hours on average do you work? _____. Per day/. _____ Per week.

Section 3: Access to services/information

3.1. Do you have a bank/building society account?

Yes	1
No	2

3.2. Did you have any problems opening a bank account?

Yes	1	Go to Q3.3
No	2	Go to Q3.4

3.3. If yes, what sort of problems?

3.4. Are you registered with a local GP (doctor)?

Yes	1	Go to Q3.6
No	2	Go to Q3.5

3.5. Why not?

Please circle one response only

Have not needed to	1
Did not know how to	2
Not entitled under current immigration rules	3
Too expensive	4
Other, please specify	5

3.6. Have you ever experienced any discrimination locally (i.e. in Dungannon) because of your migrant status?

Yes	1	Go to Q3.7
No	2	Go to Q3.9

3.7 If yes, in which of the following?

Please circle on response on each line

	Yes	No
Housing	1	2
Health care	1	2
Public transport	1	2
Education	1	2
Banking	1	2
Employment	1	2
Policing	1	2
By government/councils	1	2
Other, please specify	1	2

If yes to Housing, go to question 3.8. If no, go to question 3.9

3.8. If yes to discrimination in housing, who did you experience discrimination from?

Please circle all that apply

Landlord	1
Agent	2
Housing Executive	3
Housing Association	4
Other, please specify	5

3.9. Have you used any of the following local facilities?

Please circle on response on each line

	Yes	No
Library	1	2
Sports facilities	1	2
Church	1	2
Cinema	1	2
Pubs	1	2
Local clubs	1	2
Community centres	1	2
Other, please specify	1	2

Section 4 Personal details

GENERAL HEALTH SECTION

4.1.1 Over the last 12 months would you say your health has, on the whole, been...

Good?	1
Fairly good?	2
Not good?	3

4.1.2 Thinking about your own home now, which, if any, of the items on this list do you think are a risk to your own health or well-being?

Please circle one response on each line

	Yes	No
Lack of heating	1	2
Dampness/condensation/mould	1	2
The general maintenance of your home	1	2
Overcrowding	1	2
The level of noise	1	2
Other, please specify	1	2

Interviewer note: Only complete Q4.1.3 if respondent is working. If unemployed go to Q4.1.4

4.1.3 Thinking about the work you do, which, if any, of the items on this list do you think are a risk to your own health or well-being? :

Please circle one response on each line

	Yes	No	N/A
The materials you have to handle	1	2	0
The equipment you have to use	1	2	0
Industrial fumes and emissions	1	2	0
The level of noise	1	2	0
Stress	1	2	0
The number of hours you work	1	2	0
Other, please specify	1	2	0

4.1.4 Have any of the following happened to you in the past 12 months?:

Please circle one response on each line

	Yes	No
Changed job	1	2
Lost your job	1	2
Thought that you would lose your job	1	2
Had to give up work because of illness/disability	1	2
Had any other crisis or serious disappointment in your work or career	1	2

4.1.5 Thinking about everything that has happened to you in the past 12 months, could you tell me how much worry or stress you have had compared to this time last year; would you say you have had:

Please circle one response only

A lot less worry or stress compared to last year	1
A little less worry or stress compared to last year	2
The same compared to last year	3
A little more worry or stress compared to last year	4
A lot more worry or stress compared to last year	5

4.2. This next section should be completed by the **Household Reference Person (HRP)**. *This is the person who would be considered to be the head of the household.* Please circle a response that applies to each person starting with the Household Reference Person working down the categories.

Person:	H R P	2	3	4	5	6	7	8	9	10
Section 1 Age on last birthday:										
Section 2 Male	1	1	1	1	1	1	1	1	1	1
Female	2	2	2	2	2	2	2	2	2	2
Section 3 Your Household HRP	1									
Relationship to HRP Partner (married)		2	2	2	2	2	2	2	2	2
Partner (cohabiting)		3	3	3	3	3	3	3	3	3
Child		4	4	4	4	4	4	4	4	4
Parent		5	5	5	5	5	5	5	5	5
Other Relative		6	6	6	6	6	6	6	6	6
Lodger		7	7	7	7	7	7	7	7	7
Other non-relative		8	8	8	8	8	8	8	8	8
Section 4 Employment Status										
Self Employed	1	1	1	1	1	1	1	1	1	1
Working full-time	2	2	2	2	2	2	2	2	2	2
Working part-time	3	3	3	3	3	3	3	3	3	3
Not working short term (< 1 year)	4	4	4	4	4	4	4	4	4	4
Not working long term (> 1 year)	5	5	5	5	5	5	5	5	5	5
Retired (excludes looking after home)	6	6	6	6	6	6	6	6	6	6
Student (further / higher education)	7	7	7	7	7	7	7	7	7	7
Permanent Sick/Disabled	8	8	8	8	8	8	8	8	8	8
Looking after family/home	9	9	9	9	9	9	9	9	9	9
Other, including schoolchild	10	10	10	10	10	10	10	10	10	10
Section 5 Marital Status										
Single (never married)	1	1	1	1	1	1	1	1	1	1
Married (first marriage)	2	2	2	2	2	2	2	2	2	2
Civil Partnership	3	3	3	3	3	3	3	3	3	3
Re-married	4	4	4	4	4	4	4	4	4	4
Separated (but still legally married)	5	5	5	5	5	5	5	5	5	5
Divorced (but not legally remarried)	6	6	6	6	6	6	6	6	6	6
Widowed (but not legally remarried)	7	7	7	7	7	7	7	7	7	7

Interviewer note:

Record person number of respondent _____

Record the number of family units _____

4.3. What is the nationality/citizenship of each household member?

Person:	HRP	2	3	4	5	6	7	8	9	10
British	1	1	1	1	1	1	1	1	1	1
Irish	2	2	2	2	2	2	2	2	2	2
Portuguese	3	3	3	3	3	3	3	3	3	3
East Timorese	4	4	4	4	4	4	4	4	4	4
Latvian	5	5	5	5	5	5	5	5	5	5
Lithuanian	6	6	6	6	6	6	6	6	6	6
Polish	7	7	7	7	7	7	7	7	7	7
Nigerian	8	8	8	8	8	8	8	8	8	8
Other, please specify	9	9	9	9	9	9	9	9	9	9

- 4.4.** Could you tell me the approximate total GROSS WEEKLY income from all sources for yourself and your partner (if you have one). That will be the amount before deductions of income tax, National Insurance and other compulsory deductions. Please take into account any money you may have from employment including bonuses, overtime, pensions and state pensions, benefits and interests from savings. Exclude money you may receive from other members of the household.

Please circle one response only

Less than £60	1
£61 - £80	2
£81 - £100	3
£101 - £120	4
£121 - £140	5
£141 - £200	6
£201 - £300	7
£301 +	8
Refused	777
Don't Know	888

- 4.5. Does the Household Reference Person or partner (if applicable) receive any of the following benefits? (If no partner code N/A)

Please circle a response for each benefit the Household reference person and partner, if applicable, receives.

	Household Reference Person		Partner		
	Yes	No	Yes	No	N/A
Child Benefit	1	2	1	2	0
A Disability Benefit	1	2	1	2	0
Incapacity Benefit	1	2	1	2	0
Housing Benefit	1	2	1	2	0
Income Support	1	2	1	2	0
Jobseeker's Allowance	1	2	1	2	0
Retirement Pension (inc works pension)	1	2	1	2	0
Working Tax Credit	1	2	1	2	0
Child Tax Credit	1	2	1	2	0
Pension Credit	1	2	1	2	0
Other Benefits, please specify	1	2	1	2	0

The Housing Executive has a policy of promoting complete equality in the provision of housing and housing related services in Northern Ireland to all communities. In order to help monitor this it would be helpful if you would answer the following questions about your household.

Under the Disability Discrimination Act (1995) a “disabled person” is defined as a person with:

“A physical or mental impairment which has a substantial and long term adverse effect on a persons ability to carry out normal day to day activities”.

Day to day activities are normal activities carried out by most people on a regular basis. The affect of the disability must have lasted at least 12 months, or are likely to last at least 12 months or for the rest of the life of the person affected.

- 4.6. Does any member of your household have a disability which affects their normal day to day activities?

Please circle one response only

Yes	1	Go to Q4.7
No	2	Go to Q4.8

- 4.7. How many members of your household have a disability that affects their normal day to day activities?

Please circle one response only

1	2	3+
---	---	----

4.8. What is the highest level of education that you completed?

Primary school	1
Secondary school	2
University	3
Other, please specify	4

4.9 Are there any further comments you would like to make about your housing experiences in Dungannon?

Thank you very much for taking the time to complete this survey.

SURVEY OF ESTATE AND LETTING AGENTS 2008 – QUESTIONNAIRE

Dungannon Housing Market Research Project

(NIHE Research Unit)

Data gathering from Estate and Letting agents

Date: _____

Name of Estate/Letting Agent: _____

Address: _____

The Housing Executive is currently undertaking a strategic housing market assessment in Dungannon. As part of this research we are surveying local estate and letting agents for their views on the state of the housing market in Dungannon focusing on issues like supply, demand, prices and sales rates as well as rental values and the volume of lettings. Please note that we accept that all responses given by you are simply an opinion based on your professional experience and judgement, and can only be a “snapshot” at the time of completion of this questionnaire. All responses will be collated to produce a summary report, and no individual responses will be identified. The only place where your agency listed would be in the “Acknowledgements” section of the report, where we would acknowledge assistance received.

House prices

For each dwelling type listed below, could you please indicate in your opinion what you would consider to be the minimum (entry-level) price for this type of property in good condition and with a reasonable supply in Dungannon?

	Dungannon town	Dungannon council area
Terraced house		
Semi-detached house		
Detached house		
Semi-detached bungalow		
Detached bungalow		
Apartment		

What is the current availability of the different property types?

	Terraced house	Semi-detached house	Detached house	Semi-detached bungalow	Detached bungalow	Apartment-
0-5						
6-10						
11-15						
16-20						
20-25						
25+						

Which property types and locations are in greatest demand?

How would you describe the housing market in Dungannon? (*Probe – buoyant/stagnant? Any particular hotspots?*)

What are the main trends and do you expect them to continue?

Has there been a marked change in house prices in the local area? (*If yes, what are the changes & what do you think is influencing this?*)

Purchaser profile

Who is buying property in the Dungannon?

Singles	
Couples	
Families	
Retired people	

Are they mainly

Existing owner occupiers	
Investors (buy to let)	
First time buyers	

What are each of the main purchaser groups buying?

	Existing owner occupiers	Investors (buy to let)	First time buyers
Terraced house			
Semi-detached house			
Detached house			
Semi-detached bungalow			
Detached bungalow			
Apartment			

Do you think there are affordability problems for first time buyers/singles? *(If yes why do you think this?)*

Where are the buyers originating from?

Where are the vendors moving to? (*Trading up/down? Leaving area, etc.*)

Do you see any gaps in the market in Dungannon?

Do you think there are any areas where the public sector (HE/HA's) should intervene in the housing market in Dungannon? (*If so how?*)

Questions relating to Investors

Do you sell many properties to investors who propose to rent privately? (*Can you quantify? How many per month, etc? By area, dwelling type, what % of all sales are going to investors?*)

What types of properties are being rented privately? (*Semi, terraced, apartment?*)

What is the general age/condition of rental properties?

Is the market expanding outside Dungannon town?

What household groups are renting property?

Questions for Estate Agents specialising in rental property in Dungannon

How many properties do you manage?

Do you have any difficulties re-letting accommodation?

Are there increasing management difficulties?

Average rents

	Dungannon town	Dungannon council area
One bed property		
Two bed flat		
Two bed house		
Three bed property		
Four bed property		

Has there been a marked change in rental levels? *(If so, specify?)*

Do landlords generally ask for a deposit, rent in advance or both?

Are the properties let furnished/partly furnished or unfurnished? *(Does this vary by location and property type?)*

Are tenants provided with rent books and tenancy agreements?

Location

What is the location of private rented properties? (*Owner occupied/public sector areas, are they concentrated in one area or scattered?*)

Has this changed over time?

Landlords

Generally what types of landlords own property in the area? (*Builders, individuals, etc.*)

Are they mainly new or existing landlords?

What size of portfolios do landlords have?

Have there been any changes, in recent years, in the type of landlord?

Has the **supply** of rented accommodation increased/decreased in the last five years?

What do you think is influencing this?

Tenants

What types of tenants are renting in the local area? (*prompt HB, professionals, singles, families, etc.*)

Are there any problems with tenants in the local area? (*Anti-social behaviour etc*)

Has the **demand** for rented accommodation increased/decreased in the last five years?

What do you think is influencing this?

What influence has the migrant worker population had on the rental market?

Do you expect this to continue?

What effect, if any has the NIHE Houses in Multiple Occupation (HMO) policy had in this field?

Are there any other issues you would like to highlight? (*E.g. under/over supply*)

Thank you very much for your co-operation