



Research Report

Experiences of Travellers in the Private Rented Sector

Commissioned by the Housing Agency

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This report was commissioned by the Housing Agency and conducted by independent researchers.

The Housing Agency managed this research on behalf of the Residential Tenancies Board (RTB, formerly the PRTB), the National Traveller Accommodation Consultative Committee (NTACC) and the National Traveller Roma Inclusion Steering Group (NTRISG, formerly NTMAC).

RSM PACEC Ltd. (formerly RSM McClure Watters) was appointed by the Housing Agency in March 2015 to carry out the research into the experiences of Travellers living in the Private Rented Sector (PRS). The research was co-ordinated by Roslyn Molloy of the Housing Agency.

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1 EXECUTIVE SUMMARY

1.1 Introduction

Traditionally, Travellers lead a 'nomadic' life and it is still an integral way of life for many Travellers, however in recent years, there has also been a movement of Travellers into standard housing. This has been aided by the development of new policies which have influenced and changed Travellers' accommodation options.

The annual report of the National Traveller Accommodation Consultative Committee¹ recorded an increase in the number of Traveller families living in the private rented sector (PRS) from 1,143 in 2007 to over 2,800 in 2012. Although this figure had fallen to 2,480 in 2015, this still represents growth of 117%. There has been some debate about what was driving this shift to the PRS.

Given this context, RSM PACEC Ltd, formerly RSM McClure Watters (Consulting) Ltd, was appointed by the Housing Agency in March 2015 to carry out research into the experience of Travellers in the PRS.

1.2 Terms of Reference

The Housing Agency is managing this research on behalf of the Residential Tenancies Board (RTB, formerly the PRTB), the National Traveller Accommodation Consultative Committee (NTACC) and the National Traveller Roma Inclusion Steering Group (formerly NTMAC).

The overall aim of the research is to provide greater understanding as to why some Travellers are accessing the PRS and to document Travellers' experiences, including the pathways into the sector, outcomes and impacts.

The main issues to be covered in the research are as follows:

- Traveller families' pathways into the PRS, including perspectives, preferences and experiences of accessing and living in private rented accommodation;
- The landlord perspective of renting to Traveller families (including agents);
- Issues such as rent affordability, security of tenure, standards, deposits;
- The expectations of younger Traveller families (i.e. those setting up home for the first time) in particular;
- Levels of knowledge of landlord and tenant rights and responsibilities; and
- Health, Wellbeing and cultural impacts.

1.3 Our Approach

RSM PACEC have adopted a four-stage approach for this assignment, as detailed below.

- Stage 1: Literature Review
- Stage 2: Travellers Survey
- Stage 3: Case Studies
- Stage 4: Analysis and Reporting

The report is structured as follows:

- Background to research: Terms of Reference and methodology;
- Literature Review;

¹ National Traveller Accommodation Consultative Committee (2013) *Annual Report 2013*

- Traveller survey results: Traveller families' pathways into the PRS, including perspectives, preferences and experiences of accessing and living in private rented accommodation; expectations of younger Traveller families; inter-generational trends in housing choices;
- Case Studies of two individual families, one each in Offaly and Dublin;
- Stakeholder feedback: covering issues such as rent affordability, security of tenure, standards, deposits, landlord perspective of renting to Traveller families, knowledge of landlord and tenant rights and responsibilities, and
- Recommendations.

A total of 71 interviews were completed, marginally lower than the overall target of 75 as outlined in Table 1.1.

Table 1.1: Number of Interviews Completed

	Dublin			Offaly			Total		
	Completed	Target	+/-	Completed	Target	+/-	Completed	Target	+/-
Living in the PRS	13	25	-12	12	20	-8	25	45	-20
Exited PRS	6	5	+1	10	5	+5	16	10	+6
Never lived in the PRS	20	10	+10	10	10	0	30	20	+10
Total	39	40	-1	32	35	-3	71	75	-4

1.4 Results

Though the results of the research cannot be considered to be representative of the Traveller population in general, the study does provide some interesting insight into Traveller experiences of the PRS at a localised level. In particular, the study highlights that:

In relation to pathways and Travellers experience of the PRS

- The PRS is viewed by Travellers as a temporary measure that meets a short – medium term housing need until a more preferable solution becomes available. Traveller-specific and local authority standard housing is often regarded as being more preferable than the PRS and families tend to move around within the PRS to find better quality or more affordable homes whilst waiting for a local authority / group housing to become available;
- There are differences in accommodation preferences between the two sample areas. In the North Dublin area, there was a strong desire from Traveller families living in the PRS to move into Traveller-specific accommodation. However, in Offaly, there appeared to be a stronger desire to live within the settled community; this seemed to emanate from a history of feuds amongst Travellers within Traveller-specific accommodation. Feedback from Offaly is consistent with previous research² that suggests that Travellers' preferences to live in private rented accommodation is driven by a desire to escape problems (also including overcrowding, poor living conditions and limited access to services);
- Respondents indicated that the PRS housing is of a lower quality standard than that of standard local authority housing. They also highlighted that group housing scheme homes were found to be in relatively good condition but often overcrowded, and that conditions on unserviced sites were particularly poor;

² KW Research & Associates (2014) *Why Travellers leave Traveller-specific accommodation?*

- The majority of Travellers state that they would only live in the PRS if there was no suitable alternative accommodation;

Affordability and security of tenure

- Affordability, lack of security of tenure and the availability of local authority standard housing or Traveller-specific accommodation, are the main reasons Travellers leave the PRS. Traveller families across both North Dublin and Offaly cited that they struggled to afford the rent in the PRS;
- In North Dublin, social isolation also played a large part in motivating residents of the PRS to return to Traveller-specific accommodation, whereas this was less of an issue in Offaly, where respondents favored living in settled communities;
- Families in North Dublin are also much more likely to experience the impact of landlord repossessions;

Expectations of younger Traveller families

- In North Dublin it is expected that despite an expressed interest in living in Traveller-specific accommodation, young Travellers will move away from their families into the PRS due to the limited supply of Traveller-specific accommodation. In the Offaly area, it was envisaged that young people were more likely to move to Traveller-specific accommodation when starting a new family unit due to the perceived poor conditions and unaffordable rent of the PRS, which highlights the perceived issues with the PRS given the findings of the survey;

Knowledge of landlord and tenant rights and responsibilities

- The majority of respondents did not have a detailed knowledge of their rights as tenants and specifically, their rights in cases where landlord properties are being repossessed;

Health, wellbeing and cultural impacts

- The majority of respondents stated that they were in good health, but a number raised issues relating to poor quality of life and discrimination when accessing local services;
- In North Dublin, travelling is deemed to be very important to the families interviewed and it is regarded as a tradition that the older members of the families wish to pass on to future generations. In Offaly, there appeared to be less importance placed on this aspect of the Traveller culture by those interviewed³;

Landlord perspectives

- Issues with Traveller families integrating into a settled community and poor maintenance of properties are compounded by perceived high levels of substance abuse within the Travelling community; as a result, tenancies can be cut short and families forced to move home;
- Discrimination, both directly and indirectly, has been an issue in the past but according to landlords' participating in the research, legislation has developed to reduce the level of discrimination against members of the Traveller community. However, feedback obtained through the survey of Traveller families has indicated that this may not be the case and that discrimination from landlords may still be a common issue in the PRS.

³ It should be noted that these findings are based on a small sample of families and may not be representative of the wider travelling community in these areas.

1.5 Recommendations

Based on the above we recommend that:

- Further research is undertaken to confirm these findings at a sub-regional / regional level. The involvement of local Traveller representative groups, i.e. to provide access to local Traveller families, is essential for any future research project;
- Consideration should be given to further research on extent and impact of landlord re-possession on Traveller families and their associated support needs; and
- Consideration should be given to providing greater resources to increase awareness of tenants' rights within the Traveller community, particularly in relation to landlord repossession.

2 BACKGROUND TO THE RESEARCH

2.1 Introduction

Traditionally, Travellers lead a 'nomadic' life and it is still an integral way of life for many Travellers, however in recent years, there has also been a movement of Travellers into standard housing. This has been aided by the development of new policies which have influenced and changed Travellers' accommodation options.

The annual report of the National Traveller Accommodation Consultative Committee⁴ recorded an increase in the number of Traveller families living in the private rented sector (PRS) from 1,143 in 2007 to over 2,800 in 2012. Although this had fallen to 2,480 in 2015, this still represents growth of 117%. The number of families living in other types of accommodation have been relatively consistent during this time period with the exception of shared housing which has risen in prominence, accounting for 9% of Traveller homes in 2015. There has been some debate about what was driving this shift to the PRS. Is it driven by a lack of supply of Traveller-specific accommodation or other forms of suitable social housing support? Is it to do with the standard or location of that accommodation, or is it a preference that some Traveller families might have to set up home in more mixed communities? Or indeed is it a mix of these and other factors? Within the general population, the percentage of families living in the PRS increased from 11% in 2006 to 18.8% in 2011⁵, indicating that PRS becoming a more prominent choice of accommodation was not a tendency specifically related to Travellers.

There is also a lack of knowledge about Travellers' experiences of accessing and living in the PRS. Many groups are reporting difficulty securing affordable accommodation in the sector at the moment, but are there specific issues or barriers which Travellers are experiencing?

Given this context, RSM PACEC Ltd, formerly RSM McClure Watters (Consulting) Ltd, was appointed by the Housing Agency in March 2015 to carry out research into the experience of Travellers in PRS. The Housing Agency is managing this research on behalf of the Residential Tenancies Board (RTB, formerly the PRTB), the National Traveller Accommodation Consultative Committee (NTACC) and the National Traveller Monitoring and Advisory Committee (NTMAC).

2.2 Terms of Reference

The overall aim of the research is to provide greater understanding as to why some Travellers are accessing the PRS and to document Travellers' experiences, including the pathways into the sector, outcomes and impacts.

The main issues covered in the research are:

- Traveller families' pathways into the PRS, including perspectives, preferences and experiences of accessing and living in private rented accommodation;
- The landlord perspective of renting to Traveller families (including agents);
- Issues such as rent affordability, security of tenure, standards, deposits;
- The expectations of younger Traveller families (i.e. those setting up home for the first time) in particular;
- Levels of knowledge of landlord and tenant rights and responsibilities; and
- Health, Wellbeing and cultural impacts.

⁴ National Traveller Accommodation Consultative Committee (2013) *Annual Report*

⁵ Norris, M. (2013) *Varieties of Home Ownership: Ireland's Transition from a Socialised to a Marketised Policy Regime*, Geary WP2013/06, April, Dublin: University College Dublin.

2.3 Methodology

RSM PACEC adopted a four-stage approach to this research, as detailed below.

- Stage 1: Literature Review:
 - The output from this stage is an assessment of the strategic / policy context and a review of literature focusing on: Traveller's experience of the PRS; motivation for / barriers to entry; and changing inter-censal trends in household tenure across the population as a whole, as well as for Travellers specifically.
- Stage 2: A structured, face-to-face survey⁶ conducted across three cohorts:
 - 1) Travellers currently living in the PRS;
 - 2) Travellers that have exited from the PRS; and
 - 3) Travellers that have never lived in the PRS.
 - Research was conducted in both an urban and rural context: Finglas, Coolock and Blanchardstown areas of North Dublin (urban); and Birr and Tullamore, County Offaly (rural). The survey sample was identified based on the knowledge and cooperation of the Advisory Group, Offaly Traveller Movement, Pavee Point Travellers Centre, and Local Authorities. In total, 71 Traveller families were interviewed across the two sampling points.
- Stage 3: Case Studies & Stakeholder Interviews
 - This stage involved the development of two case studies to illustrate the circumstances / experiences specific to the two locations. Each case study involved an in-depth interview with a Traveller family and, where possible, in-depth interviews with representatives of key stakeholder organisations, namely local authority Housing Officers, Social Workers, Welfare Staff, and Local Traveller representative groups (Pavee Point and Offaly Traveller Movement).
- Stage 4: Analysis and Reporting.

2.4 Research Limitations

This research was not intended to be a nationally representative survey but rather a qualitative project aimed at gaining an insight of the PRS from an urban and rural perspective for Travellers.

As outlined in the methodology, the majority of the research was dependent on the availability and willingness of stakeholders to participate in the surveys, interviews and consultations. This did lead to some delays in the research.

2.5 Sample Profile

In North Dublin, the vast majority of interviewees were female (72%) and 56% of respondents were aged between 25 and 44 and 28% were aged between 15 and 24. In Offaly, the majority of interviewees were also female (78%) and whilst the majority of respondents (55%) were aged between 25 and 44, a further 34% were aged between 45 and 64. Table 2.1 provides an overview of the total population of Travellers within the two local authority areas selected for the research as recorded in the 2011 Census. As shown, there are more females than males within the population of both sampling points, however there was a significantly higher representation of females participating in the survey.

⁶ Copies of the questionnaire can be found in Annex A and Annex B.

Table 2.1: Traveller Gender Profile by County

Local Authority	Male		Female		Total
	Count	Percentage	Count	Percentage	
Dublin	2,912	49%	3,023	51%	5,935
Offaly	495	48%	533	52%	1,028

Source: Census 2011

The interviews conducted with Traveller families aimed to reflect the breakdown by cohort identified in Table 2.2. However, the research team were unable to achieve the target of Traveller families currently living in the PRS due to limited availability, and due to unforeseen circumstances a number of interviews were cancelled.

Table 2.2: Target Numbers of Traveller Interviews

Sampling Point	PRS	Accommodated by or with the assistance of LA	On Unauthorised Sites	Exited PRS
Offaly County Council	20	7	3	5
North Dublin	25	7	3	5
Total	45	14	6	10

Table 2.3 outlines the number of interviews completed. As shown, a total of 71 interviews were completed, marginally lower than the overall target of 75.

Table 2.3: Number of Interviews Completed

	Dublin			Offaly			Total		
	Completed	Target	+/-	Completed	Target	+/-	Completed	Target	+/-
Living in PRS	13	25	-12	12	20	-8	25	45	-20
Exited PRS	6	5	+1	10	5	+5	16	10	+6
Never lived in PRS	20	10	+10	10	10	0	30	20	+10
Total	39	40	-1	32	35	-3	71	75	-4

In 2015, the Department of Housing, Planning, Community and Local Government (DHPCLG) published the data on the tenure of Traveller families within each of the local authority areas in Ireland. As outlined in Table 2.3, thirteen of the families interviewed in the North Dublin area were currently living in the PRS which, according to the DHPCLG figures outlined in Table 2.4, represents 11% of the families living in the PRS in Dublin City Council area. In the Offaly area, twelve of the families interviewed (37.5%) were living in the PRS which represents 23% of the families living in the PRS in Offaly.

Table 2:4: Traveller Families by Local Authority by Tenure

Local Authority	LA Housing		Unauthorised Sites		Own Resources		PRS		Shared Housing		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Dublin	476	65%	87	12%	2	0%	114	15%	58	8%	737	100%
Offaly	174	64%	34	12%	4	1%	53	19%	5	2%	273	100%

Source: DHPCLG Annual Traveller Counts 2015

3 LITERATURE REVIEW

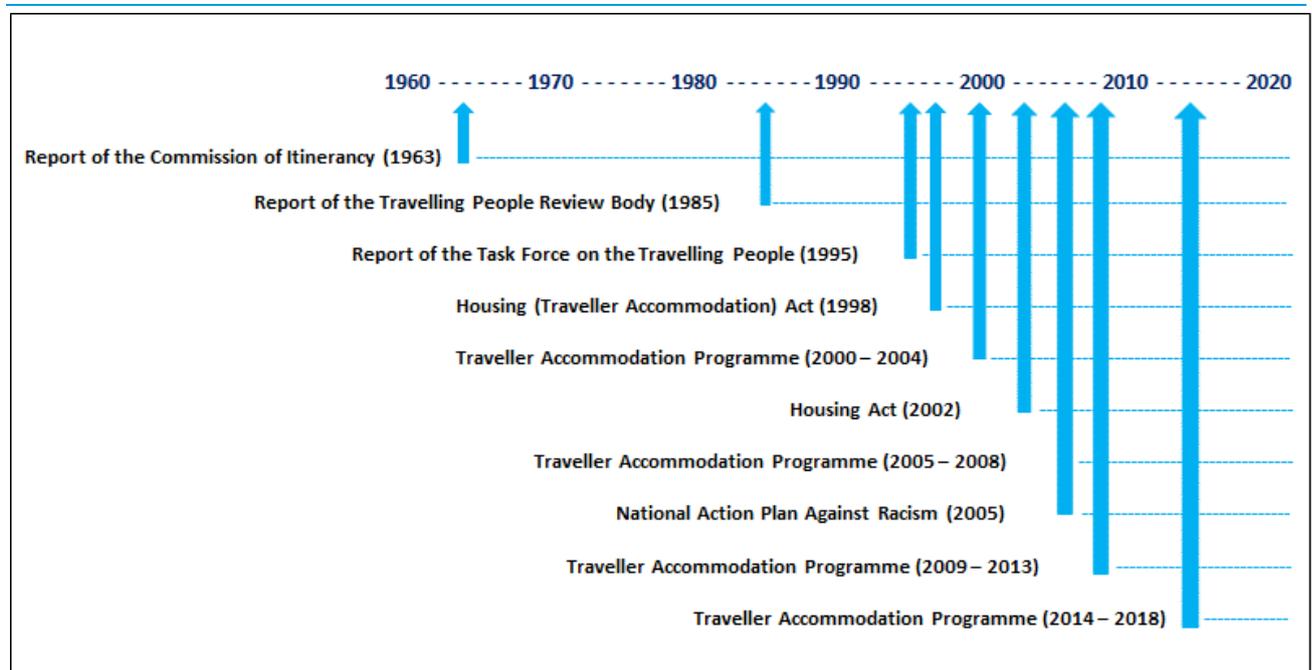
3.1 Introduction

The following section provides an overview of key trends in accommodation choices of Travellers of Ireland and the policies and interventions surrounding the sector.

3.2 Policy Context

Travellers have specific accommodation needs that make this group distinctly different to the settled population⁷ and there is also a general agreement that Traveller accommodation is a particularly difficult area to address.⁸ Despite this, accommodation issues amongst Travellers were not explicitly addressed until 1963, with the publication of the Report of the Commission on Itinerancy. The Report of the Commission on Itinerancy recommended that there should be a drive to move Travellers into standard houses and reduce nomadism and encourage Travellers to adopt the lifestyles of the settled community. Whilst there was an increase in the number of Travellers in standard local authority standard housing, there was almost no substantive change in the number of families living on the roadside because the Traveller population increased significantly during the 1960s and 1970s.⁹ Figure 3.1 shows the timeline of key Traveller related policies implemented since 1963.

Figure 3.1: Policy Timeline



Source: RSM PACEC Ltd.

In contrast to the Report of the Commission on Itinerancy, the Report of the Travelling People Review Body suggested that Travellers should not be 'absorbed' into settled society, rather, there should be an attempt to 'integrate' Irish Travellers into settled society. Nevertheless, evidence also indicates that there was relatively no change in the number of families living on the roadside in the years following the publication of this strategy,

7 Helleiner, J. (2003) *Irish Travellers : Racism and the Politics of Culture* Toronto : University of Toronto Press

8 Centre for Housing Research (2008) Housing Policy Discussion Series *Traveller Accommodation in Ireland: Review of Policy and Practice*.

9 Ibid.

but there was a marked increase in the construction of 'group housing schemes' designed to accommodate extended family living arrangements which are common among the Traveller community.¹⁰

The Report of the Task Force on the Travelling People marked an agreement between governmental departments, Traveller organisations and local authorities to begin to look at all aspects of Travellers' lives, whilst acknowledging that Travellers have a distinct identity which should be supported by public policy.¹¹ The report made numerous recommendations in terms of accommodation; specifically, it recommended that both standard housing and Traveller-specific accommodation, such as short term transient sites, should be provided for Travellers to accommodate their own accommodation preferences. In response to these recommendations, the Housing (Traveller Accommodation) Act 1998 established NTACC which advises the Minister regarding Traveller accommodation, and the Local Traveller Accommodation Consultative Committees (LTACC) which advise authorities in local areas on the provision and management of accommodation for Travellers.

The Housing Act 1998 introduced a legal obligation for local authorities to establish five-year Traveller Accommodation Programmes to accelerate the provision of accommodation for Travellers in their local areas. Under the guidance of the Department of Housing, Planning, Community and Local Government, local authorities are also required to undertake a needs assessment of Travellers living within their area to identify existing needs and future needs.¹²

In accordance with the Housing (Traveller Accommodation) Act 1998¹³, housing authorities have a statutory responsibility for the assessment of the accommodation needs of Travellers and the preparation, adoption and implementation of multi-annual TAPs in their areas. DHPCLG's role is to ensure that there are adequate structures and supports in place to assist the authorities in providing such accommodation, including a national framework of policy, legislation and funding.

Part II of the 1998 Act sets out the provisions in relation to the Traveller Accommodation Programme (TAP). Under Section 10 of the Act, all relevant housing authorities are required to prepare and adopt a TAP for their respective areas for a 5-year period. These programmes provide a strategy for local authority investment priorities in relation to Traveller-specific accommodation (i.e. group housing and halting sites) over the period. They also form the basis for the allocation of funding from DHPCLG for Traveller-specific accommodation.

Since the 1998 Act, three TAPs have been completed by each of the 31 Local Authorities in the state, covering the periods 2000-2004, 2005-2008 and 2009-2013. Local Authorities adopted the fourth and current round of TAPs in April 2014, with the five-year rolling programmes running from 2014 to 2018.

The National Action Plan Against Racism 2005 (NAPR) includes a commitment 'to ensure greater progress is made in the implementation of local authority Traveller Accommodation Programmes.'¹⁴ The National Traveller Monitoring and Advisory Committee was also established to monitor the progress of Traveller issues, including the provision of accommodation.¹⁵ Its role is to 'serve as a forum for consultation on current issues of national importance affecting the Travelling Community; to identify issues of national importance to the Traveller Community which might not be dealt with adequately through existing mechanisms; to suggest appropriate responses to issues, in cooperation with relevant state agencies and other stakeholders; to monitor

¹⁰ Centre for Housing Research (2008) Housing Policy Discussion Series *Traveller Accommodation in Ireland: Review of Policy and Practice*.

¹¹ Dept. of Justice and Equality (2005) *Second Progress Report Of the Committee to Monitor and Co-Ordinate the Implementation of the Recommendations of the Task Force on the Travelling Community*

¹² Traveller Accommodation Programmes (2000-2004; 2005-2008; 2009-2013; and 2014-2018)

¹³ <http://www.irishstatutebook.ie/eli/1998/act/33/enacted/en/html>

¹⁴ Department of Justice Equality and Law Reform (2005) *The National Action Plan Against Racism, Planning for Diversity*, Objective 6.3, p 127.

¹⁵ Irish Traveller Movement (2009) *Feasibility Study for the Establishment of a Traveller led Voluntary Accommodation Association Building a better future for Traveller Accommodation*.

developments in the position of Travellers in Irish Society generally; to report to the Minister for Justice, Equality and Law Reform, every two years, identifying key issues of ongoing concern.’¹⁶

Whilst these policies have aimed to support and enhance Travellers’ accommodation options, legislation has also excluded and marginalised Travellers, in particular, their nomadic traditions. Section 24 of the Housing Act 2002 made it illegal to trespass on land with an object, such as a caravan. The Roads Act 1993 also states that anyone who parks alongside a motorway or national road can be convicted of an offence.

In March 2017, Travellers were formally recognised as an indigenous ethnic minority by the Government.

3.3 Housing Tenure in Ireland

Since the mid-twentieth century, there has been a change in housing tenure in Ireland, with owner-occupation being the most predominant tenure.¹⁷ However as shown in Table 3.1, there has been a significant decline (10%) in owner occupied housing since 2002, coupled with an increase in households in private rented accommodation. A particularly sharp growth in private renting occurred between 2006 and 2016 (7.8%).

Table 3.1: Percentage Breakdown of Permanent Private Households Tenure, 1946 - 2016

	1946	1961	1971	1981	2002	2006	2011	2016
Owner-occupied (%)	52.6	59.8	70.8	70.8	79.8	77.2	70.8	69.8
Private Renting (%)	26.1	17.2	10.9	10.9	11.4	11.0	18.8	18.8
Social Renting (%)	16.5	18.4	15.9	15.9	7.1	10.3	8.9	8.7
Other (%)	4.7	4.6	2.4	2.4	1.7	1.5	1.6	2.7
Total (%)	100							

Source: Norris, M. (2013), *Varieties of Home Ownership: Ireland’s Transition from a Socialised to a Marketised Policy Regime*, Geary WP2013/06, April, Dublin: University College Dublin; Census 2016

Changes in housing tenure can be related to important changes in the Irish economy and society.¹⁸ During the 1990s and early 2000, the Irish economy grew significantly. Alongside this were increases in employment, population and household income. Increased credit availability and a high rate of inflation also contributed to the increase of home ownership at this time.¹⁹ Whilst many people chose to buy houses during this period, Government schemes also helped to increase the supply of property built to rent.

However, changes in household tenure occurred with the economic crisis. Contraction of the Irish economy and a sharp increase in unemployment was accompanied by a decrease in house prices.²⁰ Evidence has also indicated that rent prices had decreased continuously from early 2008 to April 2011.²¹

In this context, as shown in Table 3.1, there was a growth in the proportion of the population renting privately, alongside a decrease in owner occupation. The 2016 Census indicated that the number of households renting

¹⁶ Department of Justice, Equality and Law Reform, Press Release (2007) Minister Fahey announces New National Traveller Monitoring and Advisory Committee

¹⁷ National Economic and Social Council (2014) *Homeownership and Rented: What Road is Ireland On?*

¹⁸ Ibid.

¹⁹ National Economic and Social Council (2015) *Ireland’s Rented Sector: Pathways to Secure Occupancy and Affordable Supply*

²⁰ Daft.ie (2011a), *House Price Report an Analysis of Recent Trends in the Irish Residential Sales Market*

²¹ Daft.ie (2011b), *Rented Report an Analysis of Recent Trends in the Irish Rented Market*

from a private landlord has increased since 2006.²² The number of tenancies also registered with the RTB indicates that private renting has grown in popularity since 2011.²³ Evidence suggests that one reason for the increase in those choosing to rent private accommodation was the decrease in rents; and the sharp decline in house prices due to the economic recession, which meant there was little incentive to invest in home ownership during this period.²⁴

Changes in legislation may also have contributed to an increase in those choosing private rented accommodation. Whilst the PRS was virtually unregulated up until the early 2000s,²⁵ the introduction of the Residential Tenancies Act 2004²⁶ improved security of tenure for tenants, outlining the obligations of both landlords and tenants. Under this Act, all landlords are required to register tenancies with the Residential Tenancies Board. Whilst landlords can terminate tenure without specifying grounds during the first six months, this Act also means tenants could not be evicted from premises if their tenancy had lasted more than six months unless certain circumstances had occurred and a valid notice was issued. The length of the termination notice was also determined by the length of tenancy, with a longer notice period for those who had a longer tenancy. Indeed, this Act helped to improve conditions for tenants in private accommodation, enhancing the security of their tenancy. This may also contribute to the increase in private rented accommodation as highlighted in Table 3.1.

Evidence²⁷ has also highlighted that private renting has advantages. A key advantage to rented accommodation is the low level entry costs, in comparison with purchasing a property. Rented accommodation also offers flexibility which means it is easier for individuals to move as their requirements change. These factors may also encourage people to live in rented accommodation.

3.4 Travellers' Housing Tenure

Whilst there have been changes in household tenure across the Irish population as a whole, changes have also occurred in Travellers choice of accommodation.

The majority of Travellers have numerous accommodation options such as 'standard local authority housing', Traveller-specific accommodation (including halting sites / group housing), private rented accommodation and home ownership.²⁸ However, in practice there may be other factors limiting the options available to Travellers, such as social isolation, discrimination and limited supply.

Like the general population, there have also been changes in Travellers choices of accommodation. As Table 3.2 indicates, during the period 2007 – 2015, there has been a small increase in the number of Traveller families living in accommodation provided by local authorities and a significant increase of 117% in the number of Traveller families living in private rented accommodation. There has also been a significant increase in the absolute numbers of families living in shared housing (97%) i.e. are currently sharing a home with another household / family, which could be linked to the decrease in supply as identified in Section 3.3.

²² DKM Consultants (2014) *Rent Stability in the Private Rented Sector*

²³ RTB Annual reports, 2011 to 2015

²⁴ Byrne, D., Duffy, D. & FitzGerald, J. (2014) *Household Formation and Tenure Choice*, Quarterly Economic Commentary

²⁵ National Economic and Social Council (2014) *Homeownership and Rented: What Road is Ireland On?*

²⁶ Irish Statute Book

²⁷ National Economic and Social Council (2014) *Homeownership and Rented: What Road is Ireland On?*

²⁸ KW Research & Associates (2014) *Why Travellers leave Traveller-specific accommodation?*

Table 3.2: Traveller Accommodation Choices 2007 - 2015

Accommodation Type	2007		2009		2011		2013		2015	
	No.	%								
LA Halting Sites	1,140	14%	999	11%	920	10%	911	9%	935	9%
Unauthorised Sites	594	7%	422	5%	327	3%	361	4%	534	5%
LA Group Housing	677	8%	708	8%	739	8%	728	7%	762	8%
Standard LA Housing	3,071	38%	3,300	37%	3,320	35%	3,279	33%	3,229	32%
Private Houses assisted by LA	444	5%	479	5%	470	5%	494	5%	450	5%
Voluntary Bodies (with LA assistance)	104	1%	131	1%	146	2%	162	2%	199	2%
Own Resources	489	6%	511	6%	563	6%	584	6%	546	5%
Private Rented (Estimate)	1,143	14%	2,003	22%	2,558	27%	2,717	27%	2,480	25%
Shared Housing (estimate)	437	5%	390	4%	492	5%	663	7%	862	9%
Total Families	8,099		8,943		9,535		9,899		9,997	

Source: DHPCLG Annual Counts 2007 – 2015

Therefore, evidence indicates that Travellers are less likely to live in authorised sites (decrease of 18% from 2007 to 2015) and there has been a significant movement into private rented and shared housing accommodation.

It has been identified that despite the range of potential accommodation options available, Travellers can struggle to find suitable accommodation. Lower levels of educational attainment than the general population, coupled with high levels of unemployment, social welfare reliance, high levels of poverty, high levels of disability and other health issues, means that Travellers are less able than the wider population to source accommodation from their own resources²⁹. This leaves them heavily reliant on the local authority and the PRS as a provider of accommodation.

3.5 Irish Travellers in Ireland

Although there has been an increase in Travellers moving into standard houses, specifically private and rented accommodation, there is little evidence which indicates why this is the case³⁰. A study commissioned by the National Traveller Accommodation Consultative Committee, which explored why Travellers leave Traveller-specific accommodation, found that views varied as to why this was the case³¹. Some Travellers believed that younger Travellers preferred to live in either social housing or private rented accommodation, in comparison with older Travellers who they believed preferred to live in Traveller-specific accommodation. On the other hand, others also suggested that Travellers would prefer to live in Traveller-specific accommodation, but limited options resulted in them choosing to live in private rented accommodation. Evidence suggests that Travellers who are used to living in larger extended family groups in Traveller-specific accommodation often find it difficult to adapt to living away from their families³². This can also contribute to Travellers' isolation.

Evidence from this study also suggested that Travellers' preference to live in private and rented accommodation is driven by their desire to escape issues within Traveller-specific accommodation, such as overcrowding, poor living conditions and limited access to services. Evidence also indicates that Travellers can find it difficult to access private rented accommodation, or indeed, find it challenging to sustain rent payments in the current climate³³.

Attitudes of landlords may also act as a barrier to Travellers who wish to live in private rented accommodation. Indeed, landlords are not always prepared to have Travellers as tenants and, where they are, often require payment of up to three months' rent in advance³⁴. A survey conducted on behalf of the RTB to establish attitudes to the private and rented sector specifically found that 82% of those landlords who responded were unwilling to rent property to members of the travelling community despite the Equal Status Act, under which it is illegal to discriminate against Travellers in accommodation³⁵. Reasons given included a perception that Travellers can't be trusted; fear they will not pay their rent; worry over damage to property; fear of Travellers causing disruption / annoyance and previous bad experience. Estate agents' surveyed also indicated that only 24% believed that landlords are willing to rent to members of the travelling community. As a result, the attitudes and stigma that exist around Travellers may prevent people from moving to standard housing.

3.6 Irish Travellers in England

Although there is little specific research into the experiences of Travellers who live in standard housing, there is some evidence which indicates that barriers exist which may prevent Travellers from choosing to live in settled accommodation. Evidence indicates that Travellers who are forced into standard housing are more

²⁹ Murphy, N. (2016) *Travelling Through Homelessness: A Study of Traveller Homelessness in County Offaly*

³⁰ Between 2007 and 2015, the number of families living in standard local authority housing or the PRS increased by 1,495 (DHPCLG Annual Counts 2007 – 2015)

³¹ KW Research & Associates (2014) *Why Travellers leave Traveller-specific accommodation?*

³² Ibid.

³³ Ibid.

³⁴ Ibid.

³⁵ DKM Consultants (2014) *Private Rented Sector Survey Findings: Tenants, Landlords & Estate Agents*

likely to experience negative impacts of settled accommodation compared to those who have chosen to move into standard housing³⁶.

Evidence from studies in England have also indicated that Travellers who have chosen to live in settled accommodation also have a desire to return to living a nomadic lifestyle on caravan sites or on the roadside at some point in their lives^{37,38}. The desire for a nomadic lifestyle was also common for this generation's children, with evidence indicating a strong attachment to the idea of living on sites³⁹. However, these people also expressed a fear that if they informed local authority officials of this desire, they would be forced out of housing and into unsuitable accommodation.

Practical problems, such as difficulties in approaching local authority staff for advice and assistance in completing forms, also exist for some housed Travellers⁴⁰. This may also make it difficult for Travellers who live in standard houses. Indeed, illiteracy and difficulties in dealing with bills are often cited as contributing factors to tenancy breakdown⁴¹.

Some Travellers also have a perception that local authorities offer them housing in bad areas⁴². In particular, they fear exposure to drugs and crime in housing estates and this may act as a barrier to Travellers from choosing to live in standard housing. Fear of, or experience of discrimination may also act as a barrier for Travellers who wish to live in standard housing⁴³. Indeed, evidence has indicated that Travellers who live in standard houses have experienced discrimination and racist abuse from their neighbours⁴⁴. This has created a negative perception of living in standard houses and, at times, contributed to their social isolation. For newly housed Travellers, this is further enhanced by the lack of support of close family networks who no longer live in close proximity⁴⁵.

Studies have also indicated that some Travellers fear how they will be perceived if they live in houses and this may also act as a barrier to entering this accommodation. Indeed, a Shelter report indicated that family dynamics are altered when Travellers move into standard houses, with some people indicating that they believed that those who live in houses are not 'proper Travellers'⁴⁶. The perception associated with living in standard housing may act as a barrier and influence Travellers choices, inhibiting some from choosing to live in standard housing. Alternatively, evidence also indicates that some Travellers who live in non-Traveller-specific housing make a conscious choice to continue spending considerable periods of time travelling or visiting people on sites to ensure they do not become isolated from their community⁴⁷. These Travellers then return to standard housing for educational and health needs⁴⁸.

³⁶ Cemlyn S., Greenfields M., Burnett S, Matthews Z, Whitwell C. (2009) *Inequalities experienced by Gypsy and Traveller communities: A review*

³⁷ Greenfields, M. & Smith, D. (2007) *Travellers and Housing: social housing exchange and the construction of communities*. (Unpublished). Social Policy Association Conference, Birmingham.

³⁸ Home, R. & Greenfields, M. (2007) *Gypsy and Traveller Accommodation Needs in Bournemouth and Poole: a supplementary study of Housed Gypsies and Travellers*. Chelmsford: Anglia Ruskin University.

³⁹ Ibid.

⁴⁰ Shelter. (2007) *Good Practice Briefing: Working with Housed Gypsies and Travellers*. London: Shelter.

⁴¹ Cemlyn S., Greenfields M., Burnett S, Matthews Z, Whitwell C. (2009) *Inequalities experienced by Gypsy and Traveller communities: A review*.

⁴² Supporting People (2006) *The Housing Support Needs of Gypsies and Travellers in West Yorkshire, North Yorkshire and York*

⁴³ Shelter. (2007) *Good Practice Briefing: Working with Housed Gypsies and Travellers*.

⁴⁴ London Gypsy and Traveller Unit (LGTU) (2001) *Housed Irish Travellers in North London*.

⁴⁵ Richardson, J. Bloxson, J. & Greenfields, M. (2007) *East Kent Sub-Regional Gypsy and Traveller Accommodation Assessment Report (2007-2012)*. Leicester: De Montfort University

⁴⁶ Shelter. (2007) *Good Practice Briefing: Working with Housed Gypsies and Travellers*.

⁴⁷ Home, R. & Greenfields, M. (2007) *Gypsy and Traveller Accommodation Needs in Bournemouth and Poole: a supplementary study of Housed Gypsies and Travellers*. Chelmsford: Anglia Ruskin University.

⁴⁸ Greenfields, M. (2002) *New Traveller Families and Section 8 Children Act Engagements*. PhD (unpublished).

4 SURVEY FINDINGS

4.1 Introduction

Field research was conducted in an urban location (i.e. the Finglas, Coolock and Blanchardstown areas of North Dublin) and a rural location (i.e. Birr and Tullamore, Co. Offaly). In total, 71 interviews were completed across the two sampling points (39 in North Dublin and 32 in Offaly). Surveys were completed with Traveller families from three separate cohorts:

- Traveller families currently living in the PRS;
- Traveller families that have exited from the PRS; and
- Traveller families who have never lived in the PRS.

As outlined in Section Two, the main issues to be researched in the survey were:

- Traveller families' pathways into the PRS, including perspectives, preferences and experiences of accessing and living in private rented accommodation;
- Issues such as rent affordability, security of tenure, standards, deposits;
- The expectations of younger Traveller families (i.e. those setting up home for the first time) in particular;
- Levels of knowledge of landlord and tenant rights and responsibilities; and
- Health, wellbeing and cultural impacts.

The key findings of the Traveller survey will be presented according to each of the points outlined above. The overall findings will be presented and, where applicable, subsequent analysis of any differentiations in the findings of PRS and non-PRS respondents and differentiations in the findings by location.

4.2 Respondent Profile

4.2.1 Overall Findings

In total, 71 interviews were completed with Traveller families across the two sampling points. 39 interviews were completed in the North Dublin area and 32 interviews were completed in the Offaly area. The profile of respondents across the two sampling points is outlined below. Of the 71 interviews completed, 25 (35%) were currently living in the PRS, 16 (23%) had exited the PRS and 30 (42%) had never lived in the PRS. 24% of those interviewed were male ($n=17$) and 76% were female ($n=54$). The age profile of the respondents is presented in Table 4.1.

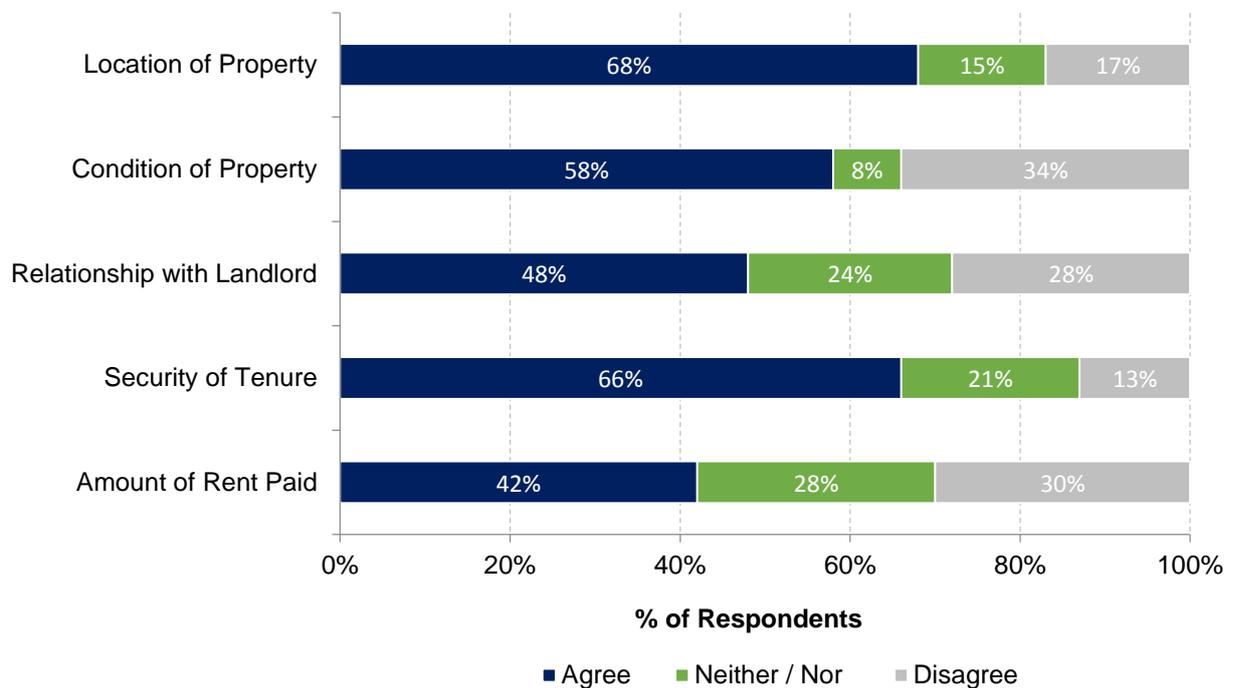
Table 4.1: Age Profile of Respondents

Age Group	No. of Respondents	%
15 to 24	14	22%
25 to 44	33	52%
45 to 64	15	24%
65+	1	2%
Total	63	100%

Note: eight respondents did not provide their age.

Respondents were asked to rate their level of satisfaction regarding aspects of their current accommodation. The results can be seen in Figure 4.1:

Figure 4.1: Satisfaction with Current Accommodation



The salient points to note from these findings are:

- 21 respondents (30%) were dissatisfied with the amount of rent paid, a significant majority were from PRS (n=20, 95%);
- The 8 respondents (13%) that stated they were dissatisfied with the security of tenure were all in the PRS and represented families that stated that their tenancies would be terminated following the repossession of their landlord’s property or the landlord willingly deciding to sell the property;
- An interesting point to note is that a high portion of families (31 families, 48%) did not have any issues with their landlords;

- 39 respondents (58%) stated that they were satisfied with the condition of their property. Complaints ranged from the size of the property (with some families claiming the group housing scheme homes were too small for their families) and properties not being able to access utilities, to problems with ventilation causing damp and sickness. One family stated that large cracks had formed in their kitchen ceiling and wiring had become exposed; and
- The majority of complaints based on location related to Traveller families living outside of Traveller-specific accommodation whom would like to move into a group housing scheme but opportunities to obtain properties are limited.

4.2.2 Tenure-Specific Findings

The majority of the overall findings were consistent across respondents currently living in the PRS and respondents not currently living in the PRS. There were some differences, including:

- Seventeen of the respondents (83%) who indicated that they were dissatisfied with the level of rent they were paying were from the PRS;
- All of the respondents that stated they were dissatisfied with the security of tenure ($n=8$) were living in the PRS and represented families that stated that their tenancies would be terminated following the repossession of their landlord's property. In local authority standard housing and Traveller-specific housing, security of tenure was not an issue;
- An interesting point to note is that within the PRS, the significant majority of families (62%, $n=15$) did not have any issues with their landlords, only the families facing termination of their tenancies reported that they had issues with the landlord; and
- 58% of residents living within the group housing schemes ($n=5$) reported that requests for repairs were slow to be processed and there were some caravans where respondents were not able to access running water or electricity, despite paying rent.

4.2.3 Location-Specific Findings

Of the 39 Traveller families interviewed in North Dublin, thirteen were currently living in the PRS, six had exited the PRS and twenty had never lived in the PRS. A majority of interviewees were female (72%), whilst 56% of respondents were aged between 25 and 44, with a further 28% aged between 15 and twenty-four.

In Offaly, face to face interviews were carried out with 32 Traveller families in total. Of those families, twelve (37.5%) were currently living in the PRS, ten (31%) had exited the PRS and ten (31%) had never lived in the PRS. The vast majority of interviewees were female (78%), whilst 55% of respondents were aged between 25 and 44 with a further 34% aged between 45 and 64.

In the North Dublin urban area, families living in the PRS had, on average, a higher number of family members living within the home compared to non-PRS (5.3 and 4.0 respectively) and families living in the PRS were also found to have more children (3.2) than non-PRS families (1.6) on average.

In Offaly, families living in the PRS also had (on average) a higher number of family members living within the home compared to non-PRS (4.9 and 3.7 respectively) and families living in the PRS were also found to have more children (2.7) than non-PRS families (1.5) on average.

4.3 Summary of Key Findings

Table 4.2 provides a high level summary of key findings emanating from the survey. Further details follow in the remainder of this chapter.

Table 4:2: Key Survey Findings

Key Issues	North Dublin	Offaly	Comments
Pathways into PRS	<ul style="list-style-type: none"> 69% (n=9) of respondents living in PRS stated their previous home was also in the PRS The main reasons for leaving their previous home were to move closer to family (30%, n=4) and due to rent being too expensive (21%, n=2) 61% (n=8) of families moved to the PRS due to limited supply of Traveller-specific accommodation 31% (n=4) of families moved to the PRS due to the limited supply of local authority standard housing 100% (n=6) of families that exited the PRS had moved to a group housing scheme. 	<ul style="list-style-type: none"> 58% (n=7) of respondents currently living in the PRS reported that they had also been living in the PRS in their previous accommodation The main reasons for leaving previous accommodation were health issues (e.g. needing a home without stairs), to move to a better property and to form a new family unit (all 16%, n=3) The main reasons for moving to the PRS were due to limited local authority standard housing (40%, n=8) and limited Traveller-specific accommodation (24%, n=5) 50% (n=5) of families that exited the PRS now live in local authority standard housing or in a house they or their family owns. 	<p>Survey feedback identifies that the PRS is typically a temporary measure for Traveller families waiting to access local authority standard housing / group housing.</p> <p>It also appears that families tend to move around within the PRS to find better quality or more affordable homes whilst waiting for a local authority standard housing / group housing to become available.</p>
Accommodation Preferences	<ul style="list-style-type: none"> 74% (n=30) of respondents indicated that they would prefer to live in a Traveller community The majority of respondents (90%, n=36) would not live in the PRS due to social isolation and relatively expensive rent Traveller-specific accommodation is the preferred accommodation choice (61%, n=24) 	<ul style="list-style-type: none"> There is demand for local authority standard housing in settled communities (84%, n=27 of respondents indicated that this is their ideal accommodation) Due to feuds on Traveller sites, the majority of respondents do not wish to live in Traveller-specific sites. Only 29% of respondents (n=10) indicated that they do wish to live in Traveller-specific sites. 	<p>The two sampling points differ in their preferred accommodation, however, there is a common theme in that the PRS is not seen as a desirable type of accommodation. In the North Dublin area, there is a preference to live amongst Travellers in the Offaly area there is a preference for accommodation within settled communities.</p>

Key Issues	North Dublin	Offaly	Comments
Experiences of the PRS	<ul style="list-style-type: none"> 33% (<i>n</i>=6) of respondents reported suffering from social isolation whilst living in the PRS Only 32% (<i>n</i>=13) of respondents agreed that the PRS accommodation was generally of a good standard 58% (<i>n</i>=23) of respondents stated they would only live in the PRS if there was no alternative However, 58% (<i>n</i>=23) of respondents also stated that they would be happy to rent long term, if the property was a good quality and affordable 	<ul style="list-style-type: none"> 95% (<i>n</i>=30) of respondents indicated that they would only live in the PRS if there was no alternative accommodation available Less than one in three (32%, <i>n</i>=10) stated that they would be happy to rent long term (under the caveat that rent was more affordable) 	<p>The majority of those whom have moved out of the PRS would not move back unless there was no other alternative, regardless of their experiences.</p> <p>High proportions in both sampling points indicated that they would only move into the PRS if there was no other alternative available.</p>
Rent Affordability	<ul style="list-style-type: none"> The PRS was identified as being relatively more expensive than local authority standard housing and this was a key barrier to families entering the PRS Average rent in the PRS was €872 per month and 92% (<i>n</i>=12) of respondents perceived that they were paying above the market rate All of the respondents were receiving rent supplement, at an average of €561 per month 	<ul style="list-style-type: none"> The PRS was identified as being relatively more expensive than local authority standard housing and this was a key barrier to families entering the PRS Average rent in the PRS was €421 per month and 64% (<i>n</i>=8) of respondents believed that this was above the market rate 82% (<i>n</i>=10) of respondents were receiving rent supplement at an average of €217 per month 	<p>The majority of respondents across both sampling points indicated that they believe the PRS was relatively more expensive than other types of accommodation.</p> <p>Average rent in North Dublin was more than double the average rent in Offaly and it was very common for families to be receiving rent supplement.</p>
Security of Tenure	<ul style="list-style-type: none"> 40% (<i>n</i>=5) of respondents currently living in the PRS highlighted that repossessions of PRS houses have 	<ul style="list-style-type: none"> Tenure was perceived to be more secure in Offaly, as only 8% (<i>n</i>=1) were unsure how long they would be living in their 	<p>Both sampling points identified that security of tenure could be a barrier to the viability of the PRS as a long-term</p>

Key Issues	North Dublin	Offaly	Comments
	made security of tenure volatile	current home due to tenure related issues (e.g. landlord selling house)	accommodation solution, however, this issue was more prominent in the North Dublin area.
Standard of Accommodation	<ul style="list-style-type: none"> • Respondents perceive PRS housing to be of a lower standard of quality than local authority standard housing • Group housing scheme homes were found to be in relatively good condition but overcrowding was regarded as having a negative impact 	<ul style="list-style-type: none"> • Respondents perceive PRS housing to be of a lower standard of quality than local authority standard housing • The conditions on unserviced sites were highlighted as being particularly poor (one site had to be closed by the local authority) 	Across both sampling points it was identified that the condition of PRS housing was not always good and landlords were often slow to make repairs.
Expectations of Younger Families	<ul style="list-style-type: none"> • Younger families in both sampling points faced limited options for their first home, with 71% ($n=10$) of respondents reporting they moved into the PRS and 7% ($n=1$) of respondents indicating that they moved to a caravan on a relatives property, both while waiting for a house in local authority standard housing or group housing schemes. • 57% ($n=8$) of young families interviewed highlighted that they would expect their next house to be in Traveller-specific accommodation and 29% ($n=4$) expecting to live in local authority standard housing. • Among the younger families, there was a preference to live in a Traveller community (71%, $n=10$) rather than in a settled community (21%, $n=3$). 		Expectations followed a similar theme in both areas: limited housing options force families into temporary accommodation (usually the PRS) until a local authority standard house / group housing is available.
Knowledge of Tenancy Rights	<ul style="list-style-type: none"> • The majority (58%, $n=23$) of respondents were either unsure or not aware of their rights, especially concerning the process of landlords' repossession • 42% ($n=16$) of respondents stated that they knew their rights as a renter 	<ul style="list-style-type: none"> • Generally, awareness of the rights of tenants was lacking, 58% ($n=19$) were not aware of their rights, especially in relation to the responsibilities of landlords • Just over a quarter of respondents (26%, $n=8$) were aware of their rights as renters 	Tenancy rights were not well-known among respondents at either sampling point

Key Issues	North Dublin	Offaly	Comments
Health, Wellbeing and Cultural Impacts	<ul style="list-style-type: none"> 81% (<i>n</i>=31) of respondents stated that they were in good health but some issues were raised with quality of life 62% (<i>n</i>=24) experienced discrimination when accessing local services Travelling was identified as important by 74% (<i>n</i>=30) of respondents but that it was constrained by current laws 	<ul style="list-style-type: none"> The majority of respondents (75%, <i>n</i>=24) stated that they were in good health but some issues were raised with quality of life 89% (<i>n</i>=30) of respondents experienced discrimination when accessing local services Travelling was identified as not being important by 56% (<i>n</i>=17) of respondents. 	<p>The main difference was the attitude towards travelling in both sampling points. In the North Dublin area, travelling was deemed an important but inaccessible part of the culture, whereas, in the Offaly area, there was less emphasis placed on the importance of travelling.</p>

The remainder of this section presents key findings in relation to each of the points outlined in the Terms of Reference.

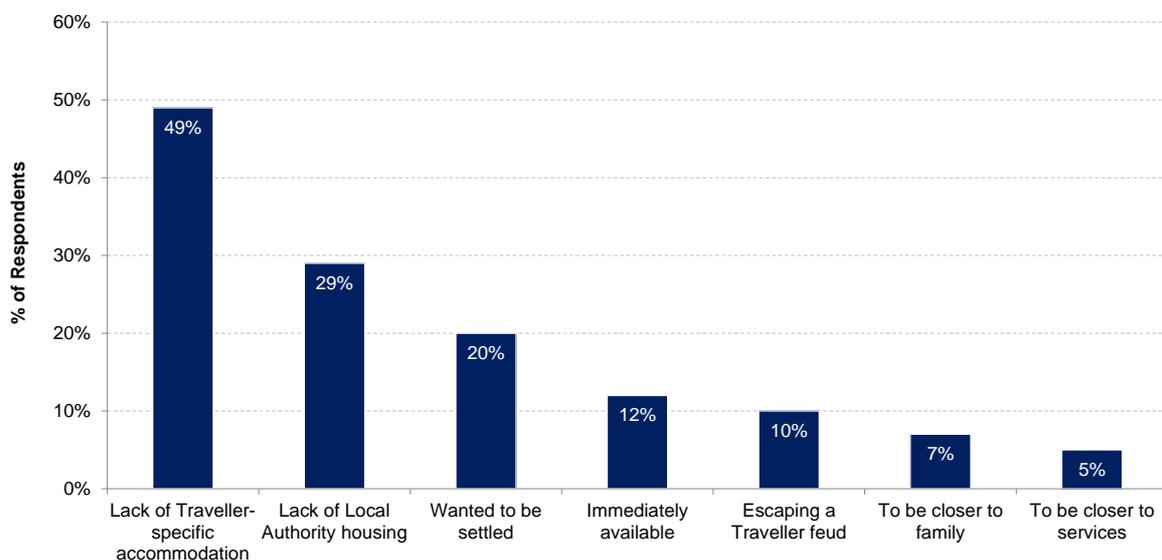
4.4 Pathways into and out of the Private Rented Sector

4.4.1 Pathways into the Sector

Reasons for Entering the PRS

As stated, a total of 25 interviews were completed with members of the travelling community currently living in the PRS. In addition to those 25 families, there were sixteen families which are not currently living in the PRS but have previous experience of living in the PRS. Figure 4.2 shows the main reasons why Travellers chose to move to the PRS.

Figure 4.2: Reasons to Enter the PRS⁴⁹



Half of the respondents (49%, $n=20$) gave limited supply of Traveller-specific accommodation as the main reason they had entered the PRS. Due to long waiting lists for local authority standard housing, a further 29% of respondents ($n=12$) chose to enter the PRS as an alternative. Further to this, 12% ($n=5$) of respondents indicated that one of the main reasons for entering the PRS was a result of long waiting lists, for either local authority standard housing or Traveller-specific housing, and the more accessible PRS market was appealing.

“We had nowhere else to go, waiting lists take years and there’s already overcrowding in the group housing scheme.”

“I’ve been homeless recently and moved into private renting because there’s nothing else. It probably put me further down the waiting list by moving in instead of staying homeless, but I had to.”

⁴⁹ A number of respondents provided multiple reasons, as such the number of responses to this question does not equal the number of residents which are currently living in the PRS or have previously lived in the PRS.

Eight respondents (20%) stated that one of the main motivations to enter the PRS was wanting to live in a settled area. Perhaps linked to this point is the 10% of respondents ($n=4$) who stated that they moved to the PRS in an attempt to escape a Traveller feud within Traveller-specific accommodation.

“There was a lot of feuding going on between families in that site and that’s why we decided to leave. We weren’t involved and didn’t want to be either.”

A lack of local authority standard housing and / or Traveller-specific accommodation was cited as the main reason families (i.e. both those currently living in the PRS and those no longer living in the PRS) moved into the sector.

In North Dublin, 61% of families ($n=8$) moved to the PRS due to limited supply of Traveller-specific accommodation. In Offaly, only 24% of respondents ($n=3$) cited entering into the PRS due to limited Traveller-specific accommodation as the main reason for moving to the PRS was due to limited local authority standard housing (40%, $n=5$).

Previous Accommodation

Table 4.3 details the type of accommodation previously lived in by respondents currently living in the PRS⁵⁰.

Table 4:3 Previous Accommodation

Type of Accommodation	Number	Percent
Rented from Private Landlord	13	59%
Unserviced Site	2	9%
Serviced Site	3	14%
Rented from Local Authority	3	14%
Privately Owned	1	5%

59% of those living in the PRS ($n=13$) stated that their previous home had also been in the PRS, showing a pattern of remaining in the PRS having entered the sector. However, it should be noted that remaining in the PRS may not be through choice but as a result of a lack of Traveller-specific or local authority accommodation.

“I have no other choice, I can’t move back to the site because of the overcrowding and we’ve been on the waiting list (for local authority standard housing) for years.”

A total of 25% of respondents ($n=5$) indicated that they moved to the PRS having previously lived in Traveller-specific accommodation, either in a serviced or unserviced site. Qualitative information provided by the respondents indicated that conditions on unserviced site were not good, with some lacking running water or electricity.

“Conditions on the (unserviced) site aren’t great, the local authority’s closing it down because of the conditions and rodent problem.”

⁵⁰ Based on 22 respondents as three respondents did not provide an answer during the survey

Duration of Tenure and Reasons for Leaving the PRS

Respondents not currently living in the PRS have, on average, lived in their current home for a longer period of time than those living in the PRS; eleven years compared to four years on average.

Almost one in four of the respondents living in the PRS (24%, $n=6$) indicated that they were planning to move out within a year. The majority of respondents were unsure as to when they would move (68%, $n=17$) because they are currently on the waiting list for a local authority house. Those respondents that indicated that they were moving out of their accommodation within a year, stated that they were moving out due to poor conditions or that their current landlord is either selling the home or is having the property repossessed.

Only 8% of respondents ($n=2$) stated that they were intending to stay in their current accommodation for more than one year.

“I would like to get out as soon as I can, the house isn’t in good conditions – there’s mould and damp everywhere. We’ve been on the waiting list for 6 years so hopefully we will get something soon.”

24% of respondents ($n=4$) that previously lived in the PRS indicated that moving from their previous accommodation was a result of their tenancies being terminated due to their previous homes being repossessed.

Five respondents (31%) who had previously lived in the PRS highlighted that social isolation was a major reason for them deciding to leave their previous home and move closer to family.

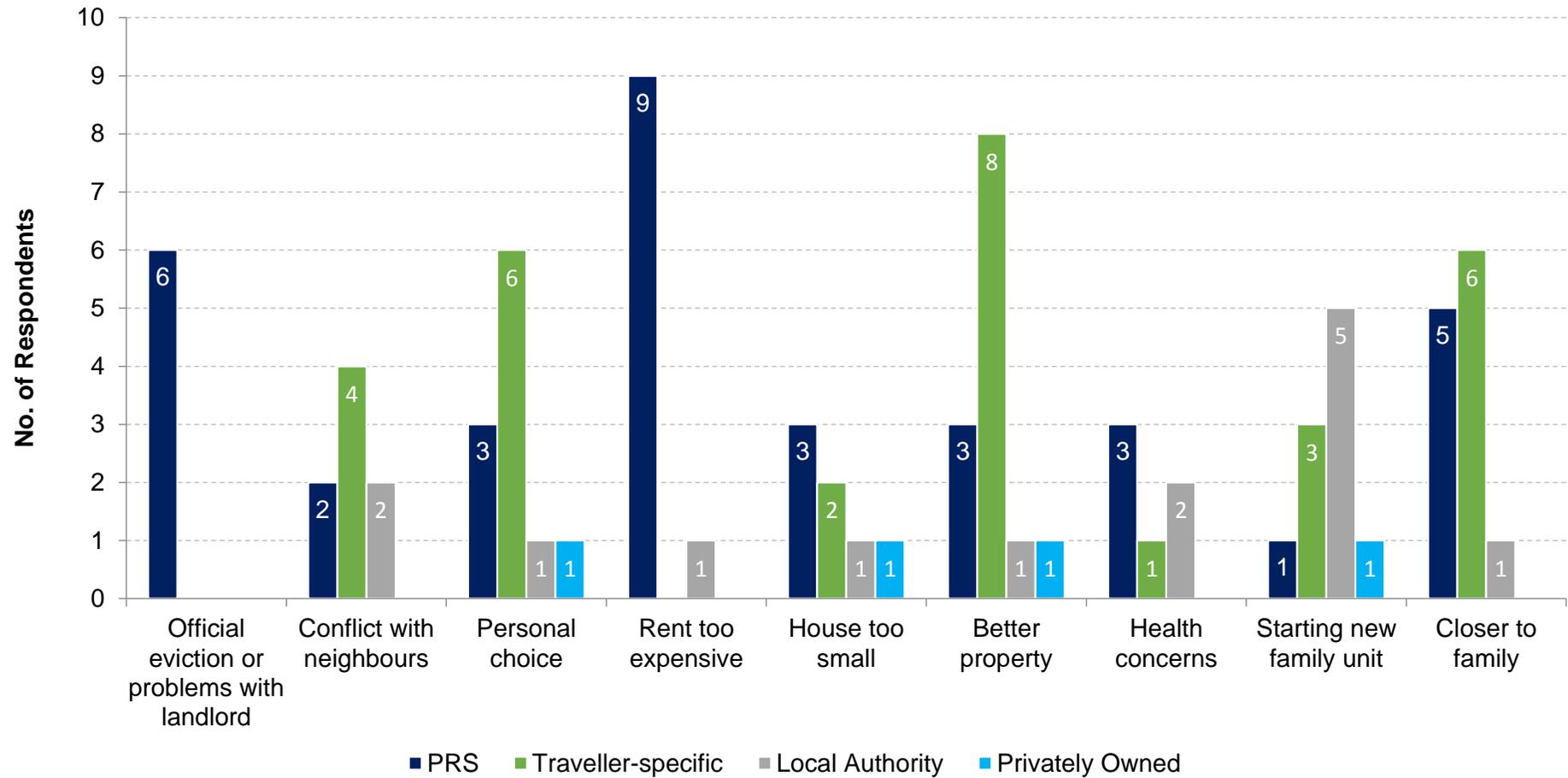
“It’s different in a settled area, you can’t just visit family when you want. It’s easy to feel cut off from your family if you have grown up on the site. It’s especially hard on the children, I worry about letting them play outside because of discrimination”.

Seven of the respondents (45%) indicated that the reason they chose to exit the PRS was due to the offer of local authority or Traveller-specific accommodation.

Figure 4.3 provides an insight into the reasons why all respondents across all tenures decided to leave their previous accommodation. The salient points to note are:

- The most common reason for those living in the PRS to leave their previous home was due to the rent being too expensive, followed by termination of tenancies;
- In Traveller-specific accommodation, the most common reason for leaving their previous home was to move to a better property and to be closer to family; and
- For those respondents currently living in local authority standard housing, the main reason for leaving their previous accommodation was to start a new family unit, indicating that young families have a tendency to move to local authority standard housing when moving from their family home, despite the long waiting lists to be housed.

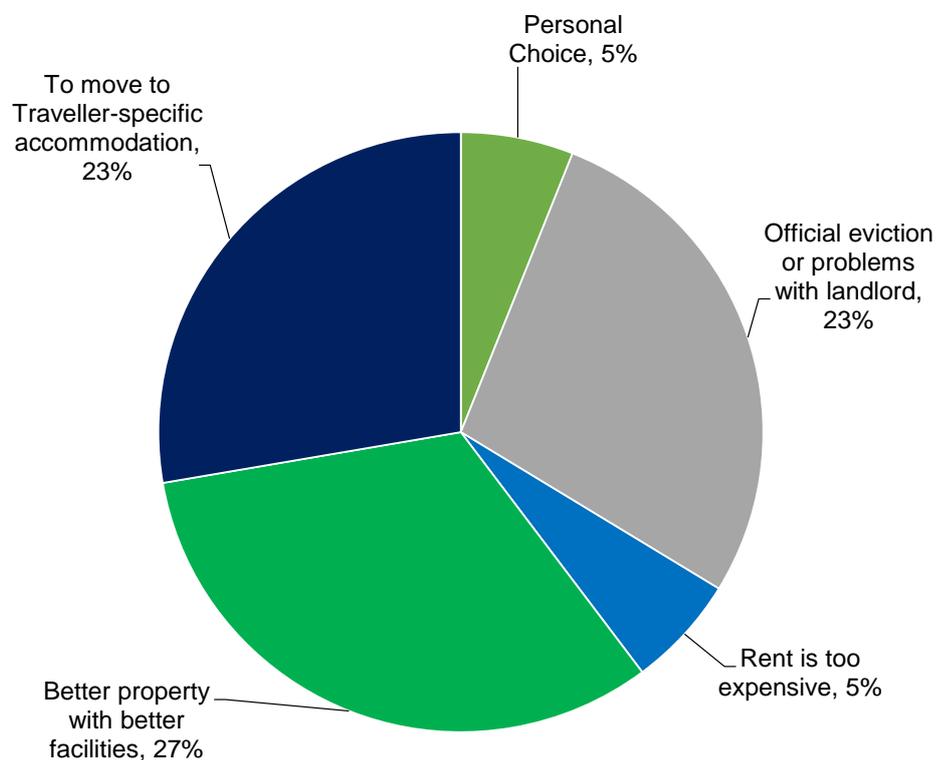
Figure 4:3: Reasons for Leaving Previous Accommodation⁵¹



⁵¹ Based on 65 respondents, as six respondents were living in their first accommodation. Residents were allowed to select multiples reasons and, as such, figures may not sum to 100%.

As illustrated in Figure 4.4, respondents currently in the PRS indicate that the main reasons they would leave their current accommodation relate to: moving to a better quality property and, if possible, moving to Traveller-Specific accommodation.

Figure 4.4: Reasons Why the PRS Residents May Move Home



Those families that are not currently living in the PRS indicated that the main reasons that they would leave their current accommodation were:

- To move to a better property with better facilities (48%, $n=19$);
- To move to a property with better access to services (28%, $n=11$); and
- To move to a better location (23%, $n=9$).

4.4.2 Access to PRS

In the urban area, the significant majority of respondents (92%, $n=11$) living in the PRS found their current home through newspaper advertisements or through the property website “daft.ie”. 40% ($n=5$) of respondents stated that it was difficult to find their current home in the PRS due to a lack of suitable accommodation and not being able to afford a lot of properties being advertised. No respondents were currently renting under the Rental Accommodation Scheme (RAS).

“My husband seen the flat on ‘Daft’. We’d been looking for a while because we needed something bigger than our last house but these were a lot higher rent.”

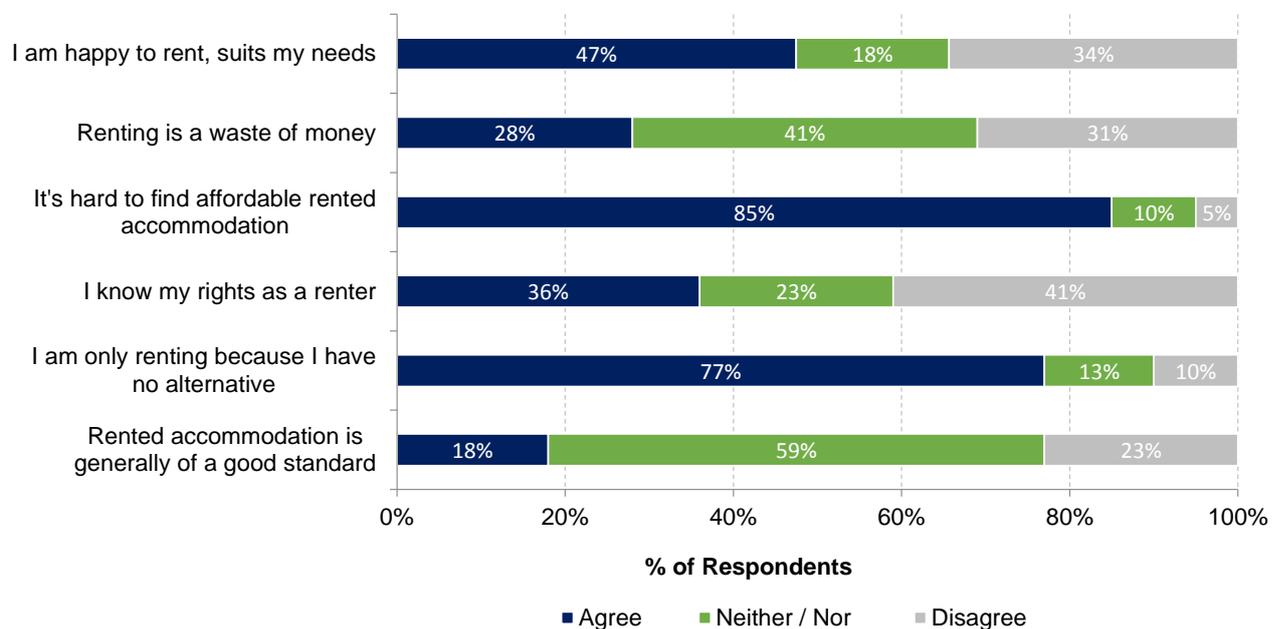
Respondents living in the PRS in the rural area indicated that they found their current home through friends or relatives or via online advertisements. There was a mixed experience of difficulty in finding their current home; some Traveller families reported that landlords were unwilling to rent to them and it was difficult to find accommodation that was affordable.

4.5 Experiences of the Private Rented Sector

Respondents stating that they had lived in the PRS (either currently or previously) were presented with a series of statements about the PRS and were asked to indicate the extent to which they agreed with each of those statements. The results are illustrated in Figure 4.5. The salient points to note are listed below:

- Less than one in five respondents (18%, $n=7$) stated that rented accommodation was of a good standard however, more than half ($n=23$) neither agreed or disagreed;
- 77% of those interviewed ($n=30$) agreed that they would only live in the PRS if there was no other alternative, however 10% disagreed ($n=4$);
- Tenant's rights were not always clearly understood, particularly in the case of termination of tenancies following repossession, where respondents were unsure as to whether they should be paying rent to the banks or to the landlord;
- 85% ($n=34$) of those whom have lived or are currently living in the PRS agreed that it was difficult to find rented accommodation which was affordable; and
- Almost half (47%, $n=18$) stated that they would be happy to rent long term (under the caveat that rent was more affordable).

Figure 4.5: Opinion of the Private Rented Sector



4.6 Rent Affordability and Security of Tenure

This section examines the key findings in relation to issues such as rent affordability and security of tenure. Due to the geographic specific nature of these issues, no overall findings are reported in this section.

4.6.1 Affordability

One common claim about the PRS from those interviewed in the urban area was the difficulty they faced in affording the high levels of rent, and this was cited as one of the key factors, both preventing Travellers from entering the PRS and motivating Travellers to exit the PRS. Respondents paid between €700 and €1,100 a

month for rent, averaging at €872 a month across the twelve respondents⁵². Just one respondent thought they were paying the market rate for rent on their home, while the remaining eleven respondents thought they were paying over the market rate for their home. Average rent in Dublin City was recorded as €1,454⁵³ for the first quarter of 2016, suggesting that the rent paid by the Traveller families was relatively less expensive than the average market rate.

“We’ve missed the last few rent payments. We get the rent supplement but it isn’t enough and we can’t afford to pay the rest. The landlord has been good about it though, he just said to pay it when we can.”

All twelve respondents (or their partners) in the urban area received rent supplement⁵⁴ (averaging €561 per month and ranging from a maximum of €760 to a minimum of €200), and topped up their rent supplement (averaging at €295 and ranging from a maximum of €500 to a minimum of €295). Respondents have been receiving rent supplement for an average of 43 months, with the longest time period across respondents being 72 months. Over half of the respondents (58%, $n=7$) reported missing rent payments within the past six months and explained this as being a result of the rent being unaffordable.

In the rural area, it was also reported by respondents that the PRS was not affordable for most families and this was one of the key factors for families choosing not to live in PRS long term. Respondents currently living in the PRS paid an average of €421 per month for rent, ranging from €150 to €1000. 64% of respondents stated that they believed they were paying above the market rate for their rent and only one respondent believed they were paying less than the market rate.

82% of respondents reported that they receive rent supplement, averaging €217 per month and ranging from a minimum of €50 to a maximum of €392 per month and topped up their rent supplement at an average of €181 per month. The majority of respondents highlighted that they have been receiving rent supplement for more than three years.

“It’s not just the rent, everything’s more expensive when you’re living in private housing. On the site you wouldn’t have things like dish washers so the electric bill wouldn’t be as much because you’re using less stuff.”

4.6.2 Security of Tenure

For families living in the PRS, tenure appears to be much more unstable, with almost 40% of the families surveyed reporting that they could not state how long they would be living in their current homes, as their landlords are in the process of being repossessed and they are on the waiting list for a home owned by the local authority.

Respondents indicate that they have limited options due to limited group housing homes being available, long waiting lists for local authority standard housing and the high level of rent in the PRS. Overcrowding was also an issue raised within the PRS respondents, as they report that it is difficult to obtain an affordable larger home when the family unit increases. Based on responses to the survey, the average number of people per bedroom in the PRS households has been calculated at 2.7 and ranged from one to five.

“We had to move, our last house was repossessed so we moved in with family, now we’ve been told that this house is being repossessed too.”

40% of respondents ($n=5$) currently living in the PRS in the North Dublin area highlighted that repossessions of PRS houses have made security of tenure volatile. Tenure was perceived to be more secure in Offaly as

⁵² One family were squatting in a privately owned house, hence, were not paying rent at the time of the interview.

⁵³ Residential Tenancies Board (RTB) *Rent Index, Q1 2016*

⁵⁴ Rent Supplement is paid to people living in private rented accommodation who cannot provide for the cost of their accommodation from their own resources.

just one respondent was unsure how long they would be living in their current home due to tenure-related issues (e.g. landlord selling house).

4.7 Ideal Accommodation Preferences

Respondents were asked to state how much they agreed with a series of statements about their 'ideal' home.

The three things which Travellers consider to be the most important factors when moving home were reported to be:

- To be around other Traveller families, especially their own extended family (37%);
- That the home and surrounding area is safe and secure, especially for their children to be able to play outside (26%); and
- Ensuring that the home is clean and in a good condition (18%).

"The children need somewhere that they can play, they can't be locked in the house all day. If we were living on the site, they could play with their cousins and we would know they were safe."

A key difference between the two sampling points is that in the urban area, almost three quarters (74%) indicated that they would prefer to live in an area with other Travellers around them (more specifically they would want to live with their extended family around them), however, in the Rural area, only 13% of respondents indicated that they specifically wanted to live around other Travellers, whilst 43% of respondents indicated that they wanted to live in a settled community, mostly due to the history of Traveller feuds in the area.

Qualitative evidence provided regarding why Travellers would not want to live in a settled community indicates that they would not live in a settled area due to social isolation and the fear of discrimination from neighbours towards themselves, especially towards their children. All of the Travellers surveyed agreed that it was important to be located close to services such as schools and healthcare.

"I want to live close to my family. I don't have a problem with the settled people but I don't think I could do it."

"Too many families together just leads to tension and fighting. I don't think that group housing works, even some families fight among themselves so how could you expect four or five families to live that close without trouble."

This information is compared in Table 4.4. As shown, in the North Dublin area families are more likely to want to live amongst other Travellers, whereas in the Offaly area the preference is towards settled communities.

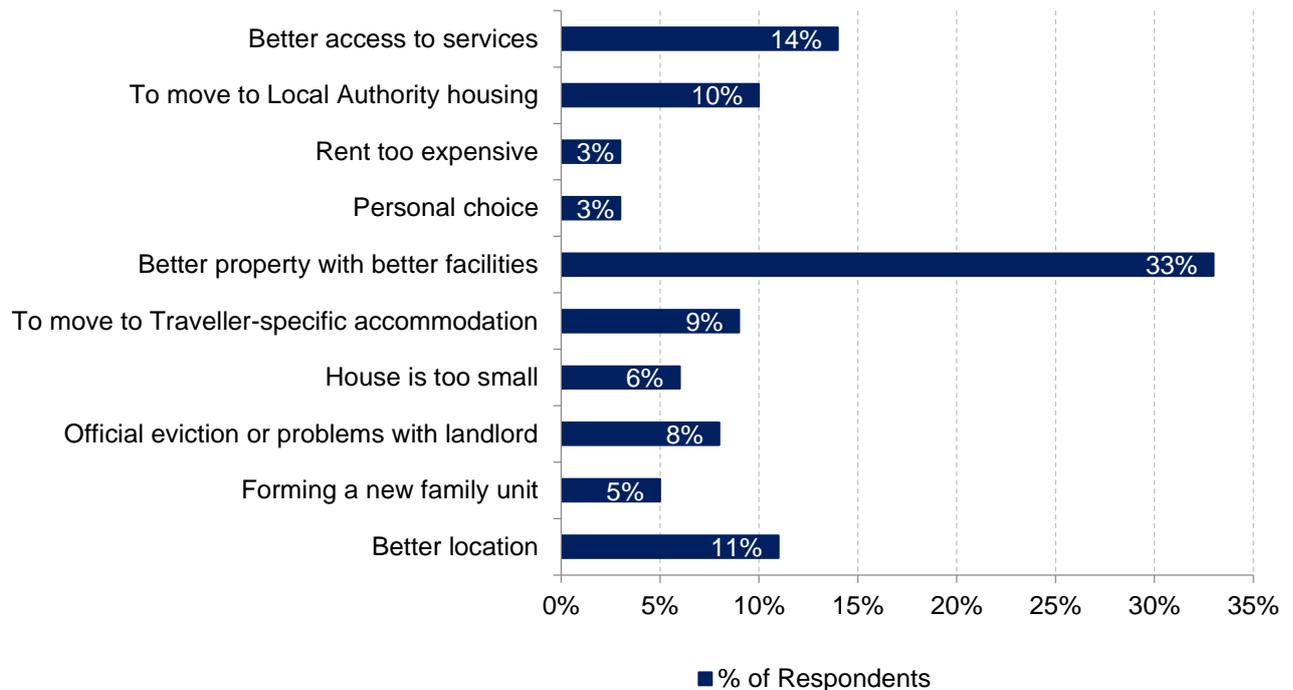
Table 4:4: Preferences towards neighbours

	Traveller Community	Settled Community
Offaly		
Agree	29%	54%
Disagree	39%	7%
Neither / Nor	32%	39%
North Dublin		
Agree	69%	24%
Disagree	19%	64%
Neither / Nor	12%	12%

4.8 Key Issues with Current Accommodation (Across All Tenures)

Figure 4.6 identifies the factors that are most likely to result in respondents (across all tenures of accommodation) to leave their current accommodation.

Figure 4:6: Reasons Why Travellers May Move Home



The key points to note are listed below:

- The most common reason (33%, *n*=26) why Travellers are likely to move home is to live in a house of better quality with better facilities for their family;

- 11% ($n=9$) of respondents stated that they would move home for a better location with better access to local services;
- 9% of respondents ($n=7$) reported that if the opportunity arose for them to move to Traveller-specific accommodation (either in a group housing scheme or a halting site) then they would leave their current home – one of the main reasons for which being the social isolation experienced in the PRS;
- The pending tenancy terminations of some residents within the PRS due to landlord properties being repossessed was cited by 8% ($n=6$) of respondents as a reason they may have to move out of their current home; and
- 10% of respondents ($n=8$) stated that if the opportunity arose, they would move to local authority housing due to the security of tenure and relatively more affordable rents.

Only 10% of those surveyed ($n=7$) stated that they would move into private rented accommodation if they were to move home. The majority of respondents indicated that they would move to a group housing scheme or local authority standard housing. When asked if they had any children likely to move out, only seven respondents stated that they had children starting their own family units, however, due to the limited supply of Traveller-specific and local authority housing, it is likely that these new families would be moving into a caravan behind their families' properties or moving into the PRS.

“When I got married we registered on the waiting list for a local authority house, we bought a caravan though and are living behind my family’s house. We don’t have electric or running water but we still have to pay rent.”

4.9 Expectations of Young Traveller Families

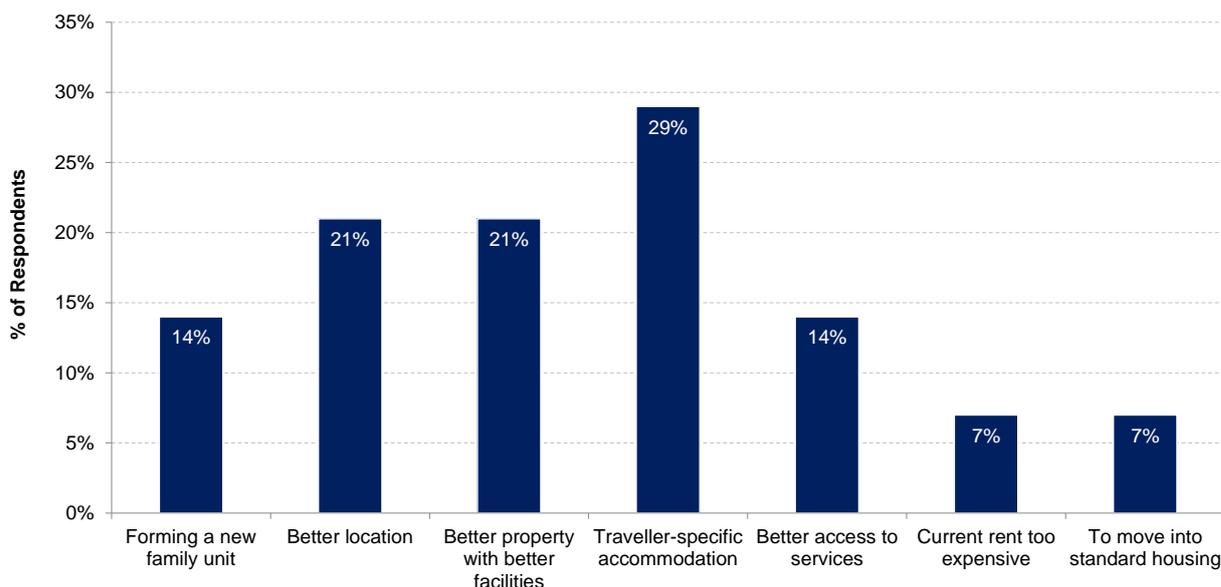
Across the two sampling points, fourteen young families were interviewed (respondents aged between 15 and 24) in total. Of these families, 50% are living in the PRS, 43% are living in Traveller-specific accommodation and 7% of respondents were living in a caravan behind their family’s house. However, a total of 71% of respondents have had experience of the PRS (currently or previously).

Almost two in three respondents (64%) expected to be living in their current accommodation for more than one year with a further 29% expecting to be moving accommodation within a year. 7% of respondents were unsure of how long they would be living in their current accommodation.

“There’s 60 families living in the group housing scheme and only 50 houses, we’re stuck here until more houses come up. We want our children raised around Travellers like we were and our family was.”

Young families were asked which reasons they would have for leaving their current accommodation. Figure 4.7 depicts the results.

Figure 4:7: Reasons Why Young Families Would Leave Current Accommodation



As shown, 29% of respondents indicated that they would move to Traveller-specific accommodation if available. A further 21% of respondents indicated that they would move for a better location or for a better property with better facilities (caveated that this better property would be in local authority standard housing).

Following on from this, young families were asked what type of accommodation they would expect to move to if they were to leave their current accommodation. Table 4.5 shows the results of this, which state that over half (57%) would expect to move to Traveller-specific accommodation, 29% would expect to move to local authority standard housing. The remaining 14% of respondents stated that they did not expect to leave their current accommodation (both living in Traveller-specific accommodation). It should be noted that none of the respondents expect to move into or stay within the PRS. Qualitative evidence from half of those expecting to move to Traveller-specific accommodation suggests that this would be temporary until local authority standard housing is available.

“If something comes up on the site we will move there until the local authority find us a house, we can’t afford the rent here.”

Table 4:5: Expected Type of Accommodation

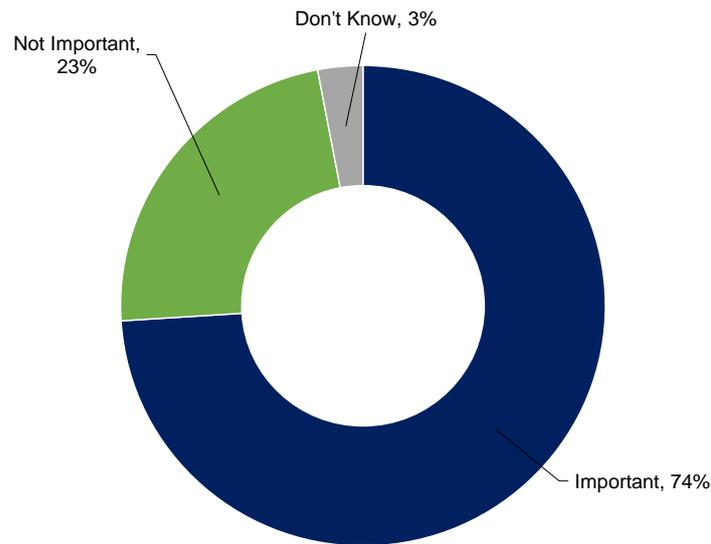
Type of Housing	% of Respondents
Permanent Halting Site	57%
Rented from Local Authority	29%
Don't Expect to Move	14%

Amongst the younger families, there was a tendency to want to live around Travellers as opposed to around settled communities. 71% of families stated that they would prefer to live amongst other Travellers compared to just 21% of that reported preferring living amongst a settled community.

4.10 Health, Wellbeing & Cultural Impacts

Figure 4.8 highlights that travelling is important to almost three quarters of the Traveller families interviewed in North Dublin.

Figure 4:8: Importance of Travelling



In Offaly, over half of the respondents (56%) indicated that travelling in the traditional sense was not important to them, whilst the remaining 44% stated that it was important to them. Those who stated that travelling was not important reported that this was due to becoming settled and wanting their children to receive a good education.

For the Traveller families for whom travelling is important, the main reasons for this were given as:

- Travelling and nomadism is a key part of Traveller culture;
- The respondent had experienced travelling in their youth and wanted their own children to experience it; and
- The respondent had not themselves experienced travelling, but wanted their family to keep their nomadic culture.

“It’s a part of being a Traveller, when we were young we travelled all through England and it was great. My children haven’t had that but they need it.”

The respondents that stated travelling was not important to them preferred a more settled life and wanted to ensure their children were not taken out of education to travel.

“I want my children to have a better education than I got, if we go travelling our caravan will be impounded and we’ll be told to move on everywhere we went.”

None of the respondents that stated they would like to travel felt that they could travel as much or as often as they would like. There were four main barriers discussed which stopped them from travelling:

- The Anti-Trespass Act⁵⁵ has made it illegal to trespass on land with an object such as a caravan;
- The Roads Act 1993 made it illegal for anyone to park alongside a motorway or national road;

⁵⁵ The Anti-Trespass Act is the more common name for the Criminal Justice (Public Order) Act 1994 - as inserted by Section 24 of the Housing (Miscellaneous provisions) Act 2002.

-
- There is concern that if a family living in a group housing scheme was to go travelling, they might return to their home to find it has been occupied by new residents; and
 - Financial limitations are a barrier to Traveller families going abroad to travel.

The respondents were asked questions regarding their general health and quality of life. 81% of respondents stated that their health was either good or very good, with a further 12% rating their general health as fair. Only two respondents indicated that their health was poor, although some of the other respondents highlighted that in winter their health deteriorates as a result of poor heating insulation in their homes. It should be noted that anecdotal evidence suggests mental health has been a rising issue within the travelling community, however it is often overlooked or understated. A number of the respondents reported being in good physical health but admitted to suffering from mental health problems. All of the respondents stated that they were currently registered with a GP.

“Mental health and suicide are growing in the travelling community. It’s worrying because no one really talks about it but we know it’s happening more and more.”

Almost three quarters of respondents stated they had a good quality of life. However, there were some respondents who disagreed and claimed they felt trapped in the same routine; for example, they had few options for moving house or they could only go to one pub because it was the only one to serve Travellers. In addition, over three in five respondents stated that they had experienced discrimination when accessing local services because they were a Traveller.

5 CASE STUDIES

5.1 Introduction

In addition to the wider survey, the research team also carried out two case studies of the experiences of Travellers in relation to accommodation. One case study was carried out in North Dublin (an urban context), the other related to Co. Offaly (a rural context).

Each case study involved an in-depth interview to determine participants' background and accommodation history and their experiences of the PRS, including their motivations for entering the PRS, their experiences of living in the PRS and why they may or may not intend to stay in the PRS.

Each case study examined the families' experiences compared to others in their social network (parents, siblings, grandparents, and peers) to determine any inter-generational and within-generational trends and changing social behaviours / attitudes.

As part of the case studies, RSM PACEC also conducted in-depth interviews with representatives of key stakeholder organisations. These discussions provided more information on the local context, specifically:

- The wider strategic / policy context and how this influences Traveller's accommodation choices and propensity to enter the PRS;
- Impact of housing access / choices on wider social and cultural issues, such as health, education, employment, Traveller identity;
- Other relevant provision for Travellers in relation to housing advice and support;
- Key pathways / barriers to entering different tenures;
- Availability of social housing, PRS housing, Traveller-specific accommodation and standards of each;
- Suitability of social and PRS housing to Traveller families' needs (e.g. size, location);
- Issues with social / PRS tenancies e.g. affordability, tenancy sustainment;
- Trends over time in the number of Traveller families entering different tenures and any perceived reasons for this; and
- PRS landlords' perceptions of renting to Travellers and reasons for these.

All case studies are anonymised to protect the participants' identity.

5.2 North Dublin Case Study

5.2.1 Family Context / Current Situation

This large family recently moved into a local authority standard house and, at the time of interview, had been living there for approximately one month.

Just prior to being offered local authority accommodation, the family had been renting a three-bedroom house from a private landlord.

"The house was being repossessed, we had been on the waiting list for years but we thought our family would be homeless."

5.2.2 Family's Experience of PRS

The family had lived in the PRS for eight years whilst waiting for a local authority house. They first decided to move into the PRS as they wanted to be settled and did not want to live around other Travellers.

They were paying €1,100 per month of rent and receiving rent supplement of €700 per month. They believed that their rent was significantly above the market rate for a three-bedroom house and they had experienced difficulties when looking for affordable accommodation within PRS.

“The children are sharing three bedrooms, we sleep in the living room but because we’re going to be homeless I haven’t been able to sleep.”

The family had been very dissatisfied with the conditions of the rented accommodation, as damp and mould were a constant presence in the house. The landlord had been very slow to carry out repairs and towards the end of their tenancy the property was being repossessed from the landlord.

The family’s relatives have not lived in the PRS and it was stated that they had no intention of moving from their current accommodation. Their relatives are all currently living in local authority standard housing outside of Dublin. It is perceived that local authority standard housing is more accessible outside of Dublin and that the security of tenure and cheaper rents means that it is more attractive than the PRS.

“They wouldn’t live in private housing, they have their local authority houses so they wouldn’t even consider it.”

5.2.3 Family Preferences

The family identified that before moving to local authority standard housing, they would have been happy to rent long term, as long as the house was big enough for the family, that it was in a good condition and that it was affordable.

That said, they highlighted that it can be difficult to find affordable accommodation in the PRS and they did not believe that the quality of housing in the PRS was always good enough.

Since moving out of the PRS and into local authority standard housing, the family have reported that they now would not move back to the PRS. They highlight that the security of tenure which comes with the local authority standard housing is one of the major selling points for the family and there is an option of purchasing the house from the local authority in two years.

“I think we will stay here, it’s a nice house and we can start buying it in a couple of years. The only issue is that it’s a bit far from the school – there are three school runs every morning.”

The rent that the family are paying is now significantly cheaper than the rent they were paying previously and the house is recently built and is in excellent condition.

5.2.4 Younger People’s Expectations

There is an expectation that when the family’s children get married they will look to start their own family unit and move into their own accommodation.

It is expected that the children will register for the waiting list for local authority standard housing once they are married, however, due to the high levels of demand for local authority standard housing, it is expected that they will need to find alternative accommodation until a house becomes available. Currently, the options to young families for alternative accommodation are very limited.

“When the children get married, it will be the husband’s responsibility to find a home. They will have to register for the waiting list (for local authority standard housing) but they would have to find something in the meantime.”

As identified in the survey results, a high proportion of young families are living in caravans on relatives’ property which is increasing overcrowding, however the only other option is to pay higher rent in the PRS, which is where most new families are likely to move to when starting a new family unit.

5.3 Offaly Case Study

5.3.1 Family Context / Current Situation

This large family, comprised mainly of adults, were living in a detached house rented from the local authority.

The family are happy in their current home, as it meets their needs for medical requirements and there is open space around the property which was a key requirement for the family when searching for a suitable home.

The family has moved on a number of occasions. They were living in an official halting site before moving to the PRS. Their main motivation for leaving the site was due to Traveller feuds and anti-social behaviour becoming more commonplace.

“There was trouble on the site and our family didn’t want to be involved so we told the local authority that we wanted to move out. They told us there would be a house available but that we needed to wait so we moved to a private rented house for eighteen months.”

The family had been on a waiting list for five years for local authority standard housing and they were told that if they wanted to move out of the site, they could do so and wait for a suitable local authority house to become available. Therefore, the family moved to the PRS as a temporary measure, until a local authority house was available.

“The rented house was fine but there was no space around it, we felt a bit trapped or confined”

5.3.2 Experience of PRS

The family lived in the PRS for a total of eighteen months whilst waiting for their local authority house to become available.

The family struggled to find a suitable home in the PRS and stated that they faced discrimination from landlords and agents when trying to arrange viewings of homes.

“They knew we were Travellers so we would be told they (the estate agents) would let us know and we would either not hear from the estate agent again, or be informed that someone else got the house. There were times when they didn’t even show up for viewings”

The family had a mixed experience in adapting to living in a bricks and mortar house as opposed to a caravan. They were very keen to move off the halting site due to feuding, but they also felt “confined” in the area they were living due to a reduction in the amount of free space around the home (e.g. when other family members visited the house there was a lack of parking spaces around the house, which then impacted upon neighbours as there was less parking space for them).

The family stated that they struggled to adapt to more compact surroundings and, as such, this impacted negatively on their experience of the PRS.

“I don’t like it, everyone’s living on top of each other. I don’t want to open a window and be hitting the neighbour’s house.”

The family reported that the quality of their house was of a very high standard and as they were participating in the Rental Accommodation Scheme, the rent was affordable. The family were also very positive in relation to the landlord, stating that they were quick to respond to any issues raised.

“The landlord was fine, we didn’t have any trouble with him and the house was in good condition. It wasn’t that expensive either with the RA Scheme.”

5.3.3 Preferences

The family indicated that they would not move back into the PRS as they prefer local authority standard housing due to the greater security of tenure.

The family are currently living in a home which meets their needs and as the property has more open space around it, the family does not feel as confined. This feeling of being confined is one of the reasons why the family would consider moving to another halting site, however, this would depend on a number of factors, including the other Travellers living on the site and the supply of services available.

“It’s much better, the neighbours are nice but we don’t see them much. There’s space around the house and we’re in a bungalow so meets our needs.”

In the wider family, none of the other relatives currently live in the PRS. They currently live in social housing or in caravans on other relatives’ property. The wider family members are reluctant to move into the PRS due to three main reasons:

- Affordability of rent in the PRS;
- Isolation from the family; and
- The settled way of life does not fit the Traveller culture and the family do not believe they could adapt or would want to adapt.

5.3.4 Younger People’s Expectations

Based on the family’s knowledge of young families in the Offaly area, the families are faced with limited choices when starting a new family unit. Ideally, young families would like to move into local authority standard housing for secure tenure and affordable rent however due to inevitable waiting lists, it is more likely that young families will have to move into another type of accommodation first. Due to the recent history of Traveller feuds in the Offaly area, there has been a decreased demand for Traveller-specific accommodation. Hence, the expectation of young families is to move into either the PRS or to a caravan on a relative’s property.

“They don’t really have much choice, they couldn’t get a local authority house without waiting for years so where does that leave them?”

As with the North Dublin area, the options available to young families for alternative accommodation are very limited. As identified in the survey results, a high portion of young families are living in caravans on relatives’ property which is increasing overcrowding, however the only other option is to pay higher rent in the PRS therefore the family believe that it is more likely that young families will move to the halting site or live in a caravan on relatives’ property until a local authority house is available.

6 STAKEHOLDER CONSULTATION

6.1 Introduction

This section presents the findings of consultations conducted with key stakeholders from both sampling points. Consultations were conducted in addition to the Traveller survey in order to gain some context of the wider issues surrounding the accommodation needs of travellers.

6.2 PRS Landlords

Consultation was undertaken with landlords in the private rented sector in order to gain an insight into landlords' perspectives of Travellers experiences in the PRS. The involvement of landlord representatives was important in order to gain an insight into their experiences of trends of Travellers and the PRS, including: why Travellers move to the PRS; how long the families stay in the sector; and key motivations for exiting the PRS. There were constraints experienced in relation to identifying suitable landlords to participate in the research and numerous attempts were made to increase participation. Landlord representative organisations were contacted for assistance in identifying possible landlords to participate in the research.

The consultations highlighted the following views / insights:

- There has been little observable increase in the number of Travellers entering the PRS in the Dublin area and that this was likely to be due to high levels of competition from other prospective residents and the limited supply of available accommodation. However, it was also stated that the PRS in rural areas is becoming a more common choice of accommodation for Traveller families;
- Due to the traditionally nomadic lifestyle of Travellers, it is often the case that families who enter the PRS do so on a temporary basis;
- Landlords have expressed some difficulties in collecting rent payments for a number of reasons, including missed payments and a preference of some Traveller families to pay rent in cash and unwilling to set up bank transfers;
- Traveller families entering the PRS are generally a mixture of young families moving out of their family home for the first time and older families which have lived in a number of houses; and
- There have been incidences of discrimination against Travellers by PRS landlords in the past but these were now less common due to stronger legislation preventing this. Discrimination has taken a number of forms, both directly against the Travelling community and indirectly through discrimination against prospective residents that are dependent on social welfare. In some cases, landlords now may be more willing to rent to Traveller families to actively try and reduce discrimination and prejudice.

In relation to the experiences of Travellers in the PRS, landlords highlighted that sometimes there are issues between Travellers and their "settled" neighbours. Whether this is due to discrimination, or a result of different cultures clashing, it has often led to complaints from neighbours leaving landlords sometimes with little option but to end a tenancy.

Landlords highlighted that one of the major concerns of landlords when renting to Travellers is how the family will integrate into the community and whether there are likely to be issues arising with neighbours. In addition, there have been examples of properties not being maintained to an acceptable standard during the tenancies and, as such, landlords have been in a position of having to restore properties to acceptable standards. Both of these issues are compounded by perceived high levels of substance abuse within the Travelling community. Discussion of the motivations for exiting the PRS revealed that this may not always be a voluntary decision made by Traveller families, but that it may be as a result of some, if not all, of these issues arising during the course of their tenancy.

As well as potential issues with members of the settled community, landlords also stated that traveller feuds and inter-family disagreements can impact on relations between the landlord and tenant. For example, there have been incidents of criminal damage on Traveller families' rented homes caused by other family members

or other Traveller families which have resulted in tenancies being terminated to prevent further damage to the properties.

6.3 Local Authority Consultation

6.3.1 Urban Area

The interview with a representative from the Traveller Accommodation Unit within Dublin City Council indicated that the supply of housing is stretched across all types of housing and that this is not a Traveller-specific issue. Following the Global Recession of 2008, the housing market in Dublin collapsed, specifically private sector housing and, as a result, significant numbers of properties are being repossessed which has had knock-on effects on tenants by creating less secure tenures at, in some cases, higher rent.

In relation to the specific needs of Travellers, the Council representative suggested that there has been a change in trends in recent years.

In the consultee's opinion, there is an increasing demand for local authority standard housing in settled areas and there is a decline in demand for Traveller-specific accommodation. Traveller representative groups are keen to expand the supply of group housing, but it is the consultee's belief that a more effective strategy is to concentrate on local authority standard housing, as there can be a difference in the accommodation which representative groups believe is needed and the accommodation which Traveller families' state they prefer when speaking in private.

The Council representative stated that it can sometimes be difficult for Traveller families to secure private rented accommodation, as they have had reports from landlords that some PRS landlords may have had a bad experience with a Traveller family in the past and as a result, may discriminate against possible future Travellers. The consultee also reported that there are plans to redevelop some of the Traveller halting sites which are currently unserviced in an attempt to alleviate some of the pressure on housing for Travellers.

6.3.2 Rural Area

A social worker from Offaly County Council highlighted that the waiting list for local authority standard housing has over 2,000 families at present, with some families being on the list since 2008. Allocations of local authority standard housing are based on need, with some of the indicators of need being provided as:

- Whether the family are homeless;
- Number of children in the family;
- Conditions of current accommodation; and
- Level of overcrowding.

In relation to the specific needs of Travellers, the local authority reports that there has been a change in housing trends in relation to Travellers in recent years. In the local authority's opinion, there is an increasing demand for local authority housing in settled areas, especially from young families starting their own family unit. The local authority also believe that the PRS is seen as a temporary solution for Traveller families while they wait for a permanent home in local authority standard housing. The Council stated that there are currently three group housing schemes in Offaly, with a further four group housing units to be developed in the Tullamore area. There is a demand for this type of accommodation however the Council reported that it needs to be cautious when selecting the families to move into the homes to ensure compatibility in order to prevent tension and feuds.

Council representatives highlighted that local landlords have complained that Traveller families are not staying for the full duration of their tenancy agreements and leaving after a couple of months, however, the consultee reported that there were little complaints concerning the behaviour of tenants when renting the properties.

The Council consultee also reported that due to the conditions of one of the unserviced sites, the site is being closed and the Council is working with residents to find suitable accommodation.

7 FINDINGS AND RECOMMENDATIONS

7.1 Findings

This study was an exploratory piece of qualitative research and it is therefore not representative of the Traveller population in general. However, the study does provide some interesting insight into Traveller experiences of the PRS at a localised level. In particular, the study highlights that:

In relation to pathways and Travellers experience of the PRS

- The PRS is viewed by Travellers as a temporary measure that meets a short – medium term housing need until a more preferable solution becomes available. Traveller-specific and local authority standard housing is often regarded as being more preferable than the PRS and families tend to move around within the PRS to find better quality or more affordable homes whilst waiting for a local authority / group housing to become available;
- There are differences in accommodation preferences between the two sample areas. In the North Dublin area, there was a strong desire from Traveller families living in the PRS to move into Traveller-specific accommodation. However, in Offaly, there appeared to be a stronger desire to live within the settled community; this seemed to emanate from a history of feuds amongst Travellers within Traveller-specific accommodation. Feedback from Offaly is consistent with previous research⁵⁶ that suggests that Travellers' preferences to live in private rented accommodation is driven by a desire to escape problems (also including overcrowding, poor living conditions and limited access to services);
- Respondents indicated that PRS housing is of a lower quality standard than that of local authority standard housing. They also highlighted that group housing scheme homes were found to be in relatively good condition but often overcrowded, and that conditions on unserviced sites were particularly poor;
- The majority of Travellers state that they would only live in the PRS if there was no suitable alternative accommodation;

Affordability and security of tenure

- Affordability, lack of security of tenure and the availability of local authority or Traveller-specific accommodation are the main reasons Travellers leave the PRS. Traveller families across both North Dublin and Offaly cited that they struggled to afford the rent in the PRS;
- In North Dublin, social isolation also played a large part in motivating residents of the PRS to return to Traveller-specific accommodation, whereas this was less of an issue in Offaly, where respondents were more favourable to living in settled communities;
- Families in North Dublin are also much more likely to experience the impact of homes being repossessed;

Expectations of younger Traveller families

- In North Dublin it is expected that, despite an expressed interest in living in Traveller-specific accommodation, young Travellers will move away from their families into the PRS due to the limited supply of Traveller-specific accommodation. In the Offaly area, it was envisaged that young people were more likely to move to Traveller-specific accommodation when starting a new family unit due to the perceived poor conditions and unaffordable rent of the PRS, which highlights the perceived issues with the PRS given the findings of the survey;

⁵⁶ KW Research & Associates (2014) *Why Travellers leave Traveller-specific accommodation?*

Knowledge of landlord and tenant rights and responsibilities

- The majority of respondents did not have a detailed knowledge of their rights as tenants and specifically, their rights in cases where landlord properties are being repossessed;

Health, wellbeing and cultural impacts

- The majority of respondents stated that they were in good health, but a number raised issues relating to poor quality of life and discrimination when accessing local services;
- In North Dublin, travelling is deemed to be very important to the families interviewed and it is regarded as a tradition that the older members of the families wish to pass on to future generations. In Offaly, there appeared to be less importance placed on this aspect of the Traveller culture by those interviewed⁵⁷;

Landlord Perspective

- Issues with Traveller families integrating into a settled community and poor maintenance of properties are compounded by perceived high levels of substance abuse within the Travelling community; as a result, tenancies can be cut short and families forced to move out;
- Discrimination, both directly and indirectly, has been an issue in the past, but legislation has developed to reduce the level of discrimination against members of the Traveller community. Traveller representatives dispute this claim and state that discrimination is still common amongst landlords.

However, it should be noted that when compared to the findings of other research⁵⁸ into the private rented sector, the findings in relation to security of tenure, affordability and the increased demand for affordable housing are not issues which are specific to Travellers and affect all demographics.

7.2 Recommendations

Based on the above we recommend that:

- Further research is undertaken to confirm these findings at a sub-regional/regional level. The involvement of local Traveller representative groups, i.e. to provide access to local Traveller families, is essential for any future research project;
- Consideration should be given to further research on extent and impact of landlord repossessions on Traveller families and their associated support needs; and
- Consideration should be given to providing greater resources to increase awareness of tenants' rights within the Traveller community, particularly in relation to landlord repossession.

⁵⁷ It should be noted that these findings are based on a small sample of families and may not be representative of the wider Travelling community in these areas.

⁵⁸ DKM Consultants (2014) *Private Rented Sector Survey Findings: Tenants, Landlords & Estate Agents*

ANNEX A – CURRENTLY LIVING IN PRS QUESTIONNAIRE

Travellers in the Private Rented Sector

PACEC are carrying out interviews with Travellers living in rented accommodation to find out their motivations for living in PRS. I will not be asking your name or anything that could identify you and all information you give us is confidential. We are an independent research company and no one other than our team of researchers will see your replies. The interview should take approximately 15 minutes to complete.

Screening Questions

Q1.	Can I confirm that you a member of the Irish Traveller community?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>

Q2.	Can I confirm that you are currently renting your home from a private landlord?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>

Q3.	If no, is your home...
	Rented from a local authority <input type="checkbox"/>
	Rented from a Housing Association <input type="checkbox"/>
	Owned by me, or another member of the household <input type="checkbox"/>

Background

Q4.			
	Gender	Male	<input type="checkbox"/>
		Female	<input type="checkbox"/>
	Age on last birthday		

Current Accommodation

Q5.	Is your home a...
	A detached house <input type="checkbox"/>
	A semi-detached house <input type="checkbox"/>
	A terraced house (one or more floors) <input type="checkbox"/>
	A detached bungalow <input type="checkbox"/>
	A semi-detached bungalow <input type="checkbox"/>
	Flat / apartment <input type="checkbox"/>
	Bedsit <input type="checkbox"/>

Q6.	How many bedrooms are there in your current home?

Q7.	How much rent is paid for your home (the total amount of rent paid by all tenants living here)
	Week
	4 week period
	Calendar month

Q8.	Do you consider the amount of rent you pay to be...
	About the market rate for the type of property you are in <input type="checkbox"/>
	Over the market rate (more expensive) <input type="checkbox"/>
	Below the market rate (less expensive) <input type="checkbox"/>

Q9.	Have you missed any rent payments in the last six months?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Is yes, why?
	What was the consequence?

Q10. How many Traveller family members (including yourself) normally live in your home?			
Children (under the age of 16)		Adults (over the age of 16)	
1	<input type="checkbox"/>	1	<input type="checkbox"/>
2	<input type="checkbox"/>	2	<input type="checkbox"/>
3	<input type="checkbox"/>	3	<input type="checkbox"/>
4	<input type="checkbox"/>	4	<input type="checkbox"/>
5	<input type="checkbox"/>	5	<input type="checkbox"/>
6	<input type="checkbox"/>	6	<input type="checkbox"/>
More than 6	<input type="checkbox"/>	More than 6	<input type="checkbox"/>

Q11. How did you access your current home?	
	Through a friend or relative <input type="checkbox"/>
	Newspaper, online or other advert <input type="checkbox"/>
	Council waiting list <input type="checkbox"/>
	Housing Association waiting list <input type="checkbox"/>
	Private landlord <input type="checkbox"/>
	A family member owns the property <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q12. How easy or difficult was it to find your current home?	
	Very easy <input type="checkbox"/>
	Easy <input type="checkbox"/>
	Neither/nor <input type="checkbox"/>
	Difficult <input type="checkbox"/>
	Very Difficult <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q13. Why was it difficult?	
	Lack of suitable accommodation in area <input type="checkbox"/>
	Rent too expensive <input type="checkbox"/>
	Landlord(s) not willing to rent to us <input type="checkbox"/>
	Poor condition of properties for rent <input type="checkbox"/>

Q13.	Why was it difficult?
	Other

Q14.	How long have you lived in your current home?
	Less than a month <input type="checkbox"/>
	One month to six months <input type="checkbox"/>
	More than six months but less than a year <input type="checkbox"/>
	More than one year <input type="checkbox"/>
	If more than one year, how many?
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q15.	How long do you plan to stay in your current home?
	Less than a month <input type="checkbox"/>
	One month to six months <input type="checkbox"/>
	More than six months but less than a year <input type="checkbox"/>
	More than one year <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q16.	How satisfied are you with each of the following features relating to your current home?						
		Very satisfied	Satisfied	Neither/nor	Dissatisfied	Very dissatisfied	Don't know/refused
	Location of property	<input type="checkbox"/>					
	Condition of property	<input type="checkbox"/>					
	Relationship with landlord	<input type="checkbox"/>					
	Security of tenure	<input type="checkbox"/>					
	Amount of rent paid	<input type="checkbox"/>					

Q17. Thinking about privately renting in general, how much do you agree with each of the following statements?							
		Strongly agree	Agree	Neither/nor	Disagree	Strongly disagree	Don't know/refused
	I am happy to rent long term, it suits my needs	<input type="checkbox"/>					
	Renting is a waste of money	<input type="checkbox"/>					
	It's hard to find rented accommodation that's affordable	<input type="checkbox"/>					
	I know my rights as a renter	<input type="checkbox"/>					
	I am only renting because I have no alternative	<input type="checkbox"/>					
	Rented accommodation is generally of a good standard	<input type="checkbox"/>					

Q18. Thinking about where you would ideally like to live, how much do you agree with each of the following statements?							
		Strongly agree	Agree	Neither/nor	Disagree	Strongly disagree	Don't know/refused
	I want to live in an area where there are other Travellers around me	<input type="checkbox"/>					
	I want to live in a settled area	<input type="checkbox"/>					
	I would prioritise living close to services (schools, health care etc.)	<input type="checkbox"/>					
	I want to live where I can travel as I please	<input type="checkbox"/>					
	I want space in and around my accommodation	<input type="checkbox"/>					

Q19.	If you were to move from your current home, what would be the main reason for this? PLEASE CHOOSE ONE ONLY
	Personal choice <input type="checkbox"/>
	Official eviction or problems with landlord <input type="checkbox"/>
	Rent is too expensive <input type="checkbox"/>
	Better property with better facilities <input type="checkbox"/>
	Better access to services <input type="checkbox"/>
	Internal conflict e.g. Trouble with neighbours <input type="checkbox"/>
	To travel <input type="checkbox"/>
	To move to more Traveller-specific accommodation <input type="checkbox"/>
	Other, please specify <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q20.	If you were to move from your current home, what type of accommodation do you think you would move to? PLEASE CHOOSE ONE ONLY
	A detached house <input type="checkbox"/>
	A semi-detached house <input type="checkbox"/>
	A terraced house (one or more floors) <input type="checkbox"/>
	A detached bungalow <input type="checkbox"/>
	A semi-detached bungalow <input type="checkbox"/>
	Flat <input type="checkbox"/>
	Bedsit <input type="checkbox"/>
	Mobile Home <input type="checkbox"/>
	Caravan <input type="checkbox"/>
	Other <input type="checkbox"/>

Q21.	And would this accommodation be ...
	Rented from a private landlord <input type="checkbox"/>
	Rented from a local authority <input type="checkbox"/>
	Rented from a Housing Association <input type="checkbox"/>
	Owned by me, or another member of the household <input type="checkbox"/>
	A serviced site <input type="checkbox"/>
	An Unserviced site/Roadside <input type="checkbox"/>

Previous Housing Experience

Q22.	What type of accommodation did you live in immediately before moving to your current home?
	This is my first accommodation <input type="checkbox"/>
	A detached house <input type="checkbox"/>
	A semi-detached house <input type="checkbox"/>
	A terraced house (one or more floors) <input type="checkbox"/>
	A detached bungalow <input type="checkbox"/>
	A semi-detached bungalow <input type="checkbox"/>
	Flat <input type="checkbox"/>
	Bedsit <input type="checkbox"/>
	Mobile Home <input type="checkbox"/>
	Caravan <input type="checkbox"/>
	Other <input type="checkbox"/>

Q23.	Was your previous accommodation ...
	Owned by me, or another member of the household <input type="checkbox"/>
	Rented from a private landlord <input type="checkbox"/>
	Rented from a local authority <input type="checkbox"/>
	Rented from a Housing Association <input type="checkbox"/>
	Serviced site <input type="checkbox"/>
	Unserviced site/Roadside <input type="checkbox"/>

Q24.	What was the main reason you moved on the last occasion? PLEASE CHOOSE ONE ONLY
	Personal choice <input type="checkbox"/>
	Official eviction or problems with landlord <input type="checkbox"/>
	Rent was too expensive <input type="checkbox"/>
	Forced to move by local community <input type="checkbox"/>
	Better property with better facilities <input type="checkbox"/>
	Better access to services <input type="checkbox"/>
	Internal conflict i.e. trouble on the site or with neighbours <input type="checkbox"/>
	Other, please specify <input type="checkbox"/>

Q24.	What was the main reason you moved on the last occasion? PLEASE CHOOSE ONE ONLY
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q25.	Why did you choose to move into privately rented accommodation?
	Lack of authorised sites and/or stopping places <input type="checkbox"/>
	Failing to get planning permission to develop private sites <input type="checkbox"/>
	Being accepted as homeless (dwell in a caravan but no legal place to put it) <input type="checkbox"/>
	Wanted to be settled <input type="checkbox"/>
	To live close to family <input type="checkbox"/>
	Better access to health services <input type="checkbox"/>
	Better access to education <input type="checkbox"/>
	Better access to other services <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Travelling

Q26.	Is travelling important to you?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q27.	Are you able to travel as much as you want?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

If no what is the main barrier to travelling?	
Financial	<input type="checkbox"/>
Lack of authorised sites and/or stopping places	<input type="checkbox"/>
Discrimination	<input type="checkbox"/>
Current laws or policies	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Refused	<input type="checkbox"/>

Accessing Local Services

Q28. Do you or your family use any of the following services in the local area?				
	Local shops	<input type="checkbox"/>	Social Services	<input type="checkbox"/>
	Post office	<input type="checkbox"/>	Education Services	<input type="checkbox"/>
	Banking facilities	<input type="checkbox"/>	Library	<input type="checkbox"/>
	Leisure facilities	<input type="checkbox"/>	Housing Associations	<input type="checkbox"/>
	Parks and children's play areas	<input type="checkbox"/>	Benefits Agency	<input type="checkbox"/>
	Public transport	<input type="checkbox"/>	Job Centre	<input type="checkbox"/>
	Adult education courses	<input type="checkbox"/>	Citizens Advice Bureau	<input type="checkbox"/>
	Traveller Liaison Officer	<input type="checkbox"/>	Voluntary groups/charities	<input type="checkbox"/>
	Local Housing Department	<input type="checkbox"/>	Traveller Representative Groups	<input type="checkbox"/>

Q29. Have you ever been discriminated against when trying to access any of these services because of who you are?	
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q30. Are you currently registered with a GP?	
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Benefits

Q31.	Do you, or your partner, currently receive rent supplement?
	Yes, how much per month <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q32.	If yes, do you pay any additional money to your landlord on top of rent supplement?
	Yes, how much per month <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q33.	How long have you been receiving rent supplement (in months)?
	Number of months
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q34.	Are you currently renting under the Rental Accommodation Scheme?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

Q35.	If yes, how long have you been renting under the Rental Accommodation Scheme (in months)?
	Number of months
	Don't know <input type="checkbox"/>
	Refused <input type="checkbox"/>

I understand that all information given to me must be kept confidential.

INTERVIEWER SIGN		INT.NO	
DATE OF INTERVIEW			

ANNEX B – NOT CURRENTLY LIVING IN PRS QUESTIONNAIRE

Travellers not Currently Living in Private Rented Accommodation

PACEC are currently carrying out interviews with Travellers living in living in different types of accommodation. We will not be asking your name or anything that could identify you and all information you give us is confidential. We are an independent research company and no one other than our team of researchers will see your replies. The survey should take approximately 15 minutes to complete.

Background

Q36.	Are you a member of the Irish Traveller community?		
		Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>

Q37.	Gender and Age				
	Gender	Male			<input type="checkbox"/>
		Female			<input type="checkbox"/>
	Age on last birthday	15 – 24 <input type="checkbox"/>	25 – 44 <input type="checkbox"/>	45 – 64 <input type="checkbox"/>	65 + <input type="checkbox"/>

Q38.	In total how many family members (including yourself) normally live in your home?

Q39.	Of the family members (including yourself) who normally live in your home, how many are:			
	Children (under the age of 18)		Adults (over the age of 18)	
	1	<input type="checkbox"/>	1	<input type="checkbox"/>
	2	<input type="checkbox"/>	2	<input type="checkbox"/>
	3	<input type="checkbox"/>	3	<input type="checkbox"/>
	4	<input type="checkbox"/>	4	<input type="checkbox"/>
	5	<input type="checkbox"/>	5	<input type="checkbox"/>
	6	<input type="checkbox"/>	6	<input type="checkbox"/>
	More than 6	<input type="checkbox"/>	More than 6	<input type="checkbox"/>

Current Accommodation

Q40.	Is your current accommodation ... (please select one)
	A detached house <input type="checkbox"/>
	A semi-detached house <input type="checkbox"/>
	A terraced house (one or more floors) <input type="checkbox"/>
	Flat <input type="checkbox"/>
	Bedsit <input type="checkbox"/>
	Mobile Home <input type="checkbox"/>
	Caravan <input type="checkbox"/>
	Other, please specify:

Q41.	Is your current accommodation ... (please select one)
	Housing owned by you, or another member of the household <input type="checkbox"/>
	Standard housing rented from a Private Landlord <input type="checkbox"/>
	Standard housing rented from a Local Authority <input type="checkbox"/>
	Standard housing rented from a Housing Association <input type="checkbox"/>
Traveller-specific Accommodation	Group Housing <input type="checkbox"/>
	Transient halting site <input type="checkbox"/>
	Permanent halting site <input type="checkbox"/>
	Basic service site <input type="checkbox"/>
	Unserviced site <input type="checkbox"/>
	Other (please specify):

Q42. How long have you lived in your current accommodation?	
	Less than 6 months <input type="checkbox"/>
	More than six months but less than a year <input type="checkbox"/>
	More than one year <input type="checkbox"/>
	If more than one year, how many?
	Don't know <input type="checkbox"/>

Q43. How long do you plan to stay in your current accommodation?	
	Less than 6 months <input type="checkbox"/>
	More than six months but less than a year <input type="checkbox"/>
	More than one year <input type="checkbox"/>
	Don't know <input type="checkbox"/>

Q44. How satisfied are you with each of the following features relating to your current accommodation?							
	Very satisfied	Satisfied	Neither /nor	Dis-satisfied	Very dis-satisfied	Don't know / N/A	
Location of property	<input type="checkbox"/>						
Condition of property	<input type="checkbox"/>						
Location of site	<input type="checkbox"/>						
Condition of site	<input type="checkbox"/>						
Relationship with landlord	<input type="checkbox"/>						
Security of tenure	<input type="checkbox"/>						
Amount of rent paid	<input type="checkbox"/>						
Relationship with neighbours	<input type="checkbox"/>						
Safety and security of site	<input type="checkbox"/>						
Local authority service provision (e.g. water, sewage, electricity)	<input type="checkbox"/>						

Previous Housing Experience

Q45.	What type of accommodation did you live in <u>immediately</u> before moving to your current home? <i>(please select one)</i>	
	This is my first accommodation	<input type="checkbox"/> PLEASE GO TO Q17
	A detached house	<input type="checkbox"/>
	A semi-detached house	<input type="checkbox"/>
	A terraced house (one or more floors)	<input type="checkbox"/>
	Flat	<input type="checkbox"/>
	Bedsit	<input type="checkbox"/>
	Mobile Home	<input type="checkbox"/>
	Caravan	<input type="checkbox"/>
	Other, please specify:	

Q46.	Was your previous accommodation ... <i>(please select one)</i>	
	Housing owned by you, or another member of the household	<input type="checkbox"/>
	Standard housing rented from a Private Landlord	<input type="checkbox"/>
	Standard housing rented from a Local Authority	<input type="checkbox"/>
	Standard housing rented from a Housing Association	<input type="checkbox"/>
	Traveller-specific Accommodation	<input type="checkbox"/> Group Housing <input type="checkbox"/> Transient halting site <input type="checkbox"/> Permanent halting site <input type="checkbox"/> Basic service site <input type="checkbox"/> Unserviced site
	Other (please specify):	

Q47.	What was the main reason you moved on the last occasion? (<i>please choose your <u>top 3</u> reasons</i>)
	Forming a new family unit <input type="checkbox"/>
	Official eviction or problems with landlord <input type="checkbox"/>
	Move closer to other family members <input type="checkbox"/>
	Rent was too expensive <input type="checkbox"/>
	Hostility from local community/residents <input type="checkbox"/>
	Better standard quality of accommodation <input type="checkbox"/>
	Better access to services (health, education, transport, shops) <input type="checkbox"/>
	Conflict/feuding between Traveller families <input type="checkbox"/>
	Bereavement <input type="checkbox"/>
	Health concerns <input type="checkbox"/>
	Employment opportunities <input type="checkbox"/>
	Overcrowding <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Other, please specify:

Renting from a Private Landlord

Q48.	Have you <u>ever</u> lived in standard housing rented from a Private Landlord?
	Yes <input type="checkbox"/> PLEASE GO TO Q14
	No <input type="checkbox"/> PLEASE GO TO Q17

Q49.	How long did you live in the private rented accommodation?
	Less than 6 months <input type="checkbox"/>
	More than six months but less than a year <input type="checkbox"/>
	More than one year <input type="checkbox"/>
	If more than one year, how many?
	Don't know <input type="checkbox"/>

Q50.	Why did you choose to move into privately rented accommodation? (please choose your <u>top 3</u> reasons)
	Wanted to be in settled area <input type="checkbox"/>
	To live close to family <input type="checkbox"/>
	Better access to health services <input type="checkbox"/>
	Better access to education <input type="checkbox"/>
	Better access to employment <input type="checkbox"/>
	Because of ill health <input type="checkbox"/>
	Forming a new family unit <input type="checkbox"/>
	Being accepted as homeless (dwell in a caravan but no legal place to put it) <input type="checkbox"/>
	No Traveller-specific accommodation available <input type="checkbox"/>
	No standard local authority/housing association accommodation available <input type="checkbox"/>
	Don't know <input type="checkbox"/>
	Other, please specify:

Q51.	Thinking about privately renting in general, how much do you agree with each of the following statements?						
		Strongly agree	Agree	Neither/nor	Disagree	Strongly disagree	Don't know
	I would be happy to rent long term, it suits my needs	<input type="checkbox"/>					
	Renting is a waste of money	<input type="checkbox"/>					
	It's hard to find rented accommodation that's affordable	<input type="checkbox"/>					
	I know my rights as a renter	<input type="checkbox"/>					
	I would only rent because I have no alternative	<input type="checkbox"/>					
	Rented accommodation is generally of a good standard	<input type="checkbox"/>					

Next Accommodation (Most Likely)

Q52.	If you were to move from your current home, what do you think would be the <u>most likely</u> reason(s) for this? <i>(please tick all that apply)</i>
	Forming a new family unit <input type="checkbox"/>
	Better location <input type="checkbox"/>
	Better property with better facilities <input type="checkbox"/>
	Because of social isolation <input type="checkbox"/>
	Better access to services <input type="checkbox"/>
	Conflict e.g. Trouble with neighbours <input type="checkbox"/>
	To travel <input type="checkbox"/>
	To move into standard housing <input type="checkbox"/>
	For employment opportunities <input type="checkbox"/>
	Other, please specify:
	Don't know <input type="checkbox"/>

Q53.	If you were to move from your current home, what type of accommodation do you think you <u>most likely</u> would move to? <i>(please select one)</i>
	A detached house <input type="checkbox"/>
	A semi-detached house <input type="checkbox"/>
	A terraced house (one or more floors) <input type="checkbox"/>
	Flat <input type="checkbox"/>
	Bedsit <input type="checkbox"/>
	Mobile Home <input type="checkbox"/>
	Caravan <input type="checkbox"/>
	Other, please specify:

Q54.	And would this accommodation most likely be ... <i>(please select one)</i>
	Housing owned by you, or another member of the household <input type="checkbox"/>

Q54.	And would this accommodation most likely be ... (please select one)						
	Standard housing rented from a Private Landlord <input type="checkbox"/>						
	Standard housing rented from a Local Authority <input type="checkbox"/>						
	Standard housing rented from a Housing Association <input type="checkbox"/>						
	<table border="1"> <tr> <td rowspan="5">Traveller-specific Accommodation</td> <td>Group Housing <input type="checkbox"/></td> </tr> <tr> <td>Transient halting site <input type="checkbox"/></td> </tr> <tr> <td>Permanent halting site <input type="checkbox"/></td> </tr> <tr> <td>Basic service site <input type="checkbox"/></td> </tr> <tr> <td>Unserviced site <input type="checkbox"/></td> </tr> </table>	Traveller-specific Accommodation	Group Housing <input type="checkbox"/>	Transient halting site <input type="checkbox"/>	Permanent halting site <input type="checkbox"/>	Basic service site <input type="checkbox"/>	Unserviced site <input type="checkbox"/>
Traveller-specific Accommodation	Group Housing <input type="checkbox"/>						
	Transient halting site <input type="checkbox"/>						
	Permanent halting site <input type="checkbox"/>						
	Basic service site <input type="checkbox"/>						
	Unserviced site <input type="checkbox"/>						
	Other (please specify):						

Q55.	Is there anyone in your household (e.g. sons or daughters) who is likely to want their own independent accommodation in the next 5 years?
	Yes, how many? <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't know <input type="checkbox"/>

Q56.	What type of accommodation do you think they would <u>most likely</u> move to? (please select one)
	A detached house <input type="checkbox"/>
	A semi-detached house <input type="checkbox"/>
	A terraced house (one or more floors) <input type="checkbox"/>
	Flat <input type="checkbox"/>
	Bedsit <input type="checkbox"/>
	Mobile Home <input type="checkbox"/>
	Caravan <input type="checkbox"/>
	Other, please specify:

Q57.	And would this accommodation most likely be ... (please select one)
	Housing owned by them, or another member of the household <input type="checkbox"/>

Q57.	And would this accommodation most likely be ... (please select one)	
	Standard housing rented from a Private Landlord	<input type="checkbox"/>
	Standard housing rented from a Local Authority	<input type="checkbox"/>
	Standard housing rented from a Housing Association	<input type="checkbox"/>
	Traveller-specific Accommodation	Group Housing <input type="checkbox"/>
		Transient halting site <input type="checkbox"/>
		Permanent halting site <input type="checkbox"/>
		Basic service site <input type="checkbox"/>
		Unserviced site <input type="checkbox"/>
	Other (please specify):	

Ideal Accommodation

Q58.	Now thinking about your ideal accommodation and where you would ideally like to live, how much do you agree with each of the following statements?						
		Strongly agree	Agree	Neither/nor	Disagree	Strongly disagree	Don't know
	I want to live in an area where there are other members of the Travelling community around me	<input type="checkbox"/>					
	I want to live in a settled area	<input type="checkbox"/>					
	It would be important to live close to services (schools, health care etc.)	<input type="checkbox"/>					
	I want to live where I can travel as I please	<input type="checkbox"/>					
	I want space in and around my accommodation	<input type="checkbox"/>					

Q59.	What would be the three most important things to you in terms of your ideal type of accommodation?
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1)	
2)	
3)	

Travelling

Q60.	Is travelling important to you?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't Know <input type="checkbox"/>

Q61.	Are you able to travel as much as you would like?
	Yes <input type="checkbox"/>
	No <input type="checkbox"/>
	Don't Know <input type="checkbox"/>

Q62.	If no, what is the main barrier to travelling?
	Financial <input type="checkbox"/>
	Lack of authorised sites and / or stopping places <input type="checkbox"/>
	Discrimination <input type="checkbox"/>
	Current Laws or policies <input type="checkbox"/>
	Don't Know <input type="checkbox"/>

Health

Q63.	How is your health in general?
	Excellent <input type="checkbox"/>
	Very Good <input type="checkbox"/>
	Good <input type="checkbox"/>
	Fair <input type="checkbox"/>
	Poor <input type="checkbox"/>

Q64.	How would you rate your quality of life
	Very Poor <input type="checkbox"/>
	Poor <input type="checkbox"/>
	Neither good nor poor <input type="checkbox"/>
	Good <input type="checkbox"/>
	Very good <input type="checkbox"/>