

Ballyfermot Chapelizod Homeless Forum

Key points from the local research project

Purpose and role

- Who are we?
- Bring together existing information and data
- Track the type and nature of homelessness
- Identify the underlying issues specific to Ballyfermot/Chapelizod
- Draw up an action plan that would engage local agencies and community organisations

Key findings

Homeless		At Risk	
Rough Sleepers	30	Loss of private tenancy	1,500
Supported Emergency Accommodation	60	Overcrowding	1,000
Private/Standard Emergency Accommodation	170	Addiction/Mental Health	700
		Travellers in temporary accommodation	102
		Mortgage Arrears	250
Total	260	Total	3,552

Key findings

- Private rented is the most 'at risk' sector
- In Ballyfermot/Chapelizod 3,104 people in private rented comprising 1,293 households
- 400 in receipt of rent supplement
- One sixth on low pay
- 18% of 'buy to let' in mortgage arrears
- 'Wishing to sell' property most common cause for loss of tenancy
- 1,500 at risk of Homelessness in Ballyfermot/Chapelizod
- Overcrowding widespread due to returning tenancies

The human story

Important to show how this affects people through a number of case studies

Sharon, a single parent had been renting a house. The landlord said he was selling as he was elderly and had just one other house. She kept the news from her sons, one of whom was about to do the Leaving Cert. She visited Focus point and DRHE in Parkgate St and applied for HAP. She found the whole thing incredibly stressful and was unable to take up training or a CE position. She looked for cheaper rental outside the area but the quality was poor. She eventually found an apartment but asked the landlord to do repairs before moving in. She was told the landlord had a relative coming back from Australia. She saw the same apartment a few weeks later advertised at a higher rent. After complaining to the estate agent, she was finally offered the apartment as unfurnished.

The importance of local

- The data is not gathered on a local basis so it doesn't seem important to policy
- For the people in this study where they go to in emergency accommodation or in private or DCC housing is of great importance
- For more vulnerable people, local knowledge and contacts are crucial for everyday life
- Ballyfermot/Chapelizoid is an established area with family and social networks. Having to move out can mean an enhanced isolation.
- Where children are involved this can mean leaving school and friends.
- People relate to people so local agencies and staff can do a better job if they know the person and the context

Our action points

- Build a local response with a real partnership between local community and voluntary organisations and state agencies.
- Get quality training for front line staff in community and voluntary organisations so they can interface with people and provide accurate and up to date information and deal with related issues.
- Provide a 'one stop shop' approach based in the Civic Centre where DCC services can be accessed.
- Support practical initiatives such as food banks, Leap cards and laundering facilities