

UNIVERSITY OF  
BIRMINGHAM

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Housing and A8  
migrants in the East  
Midlands

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# The study

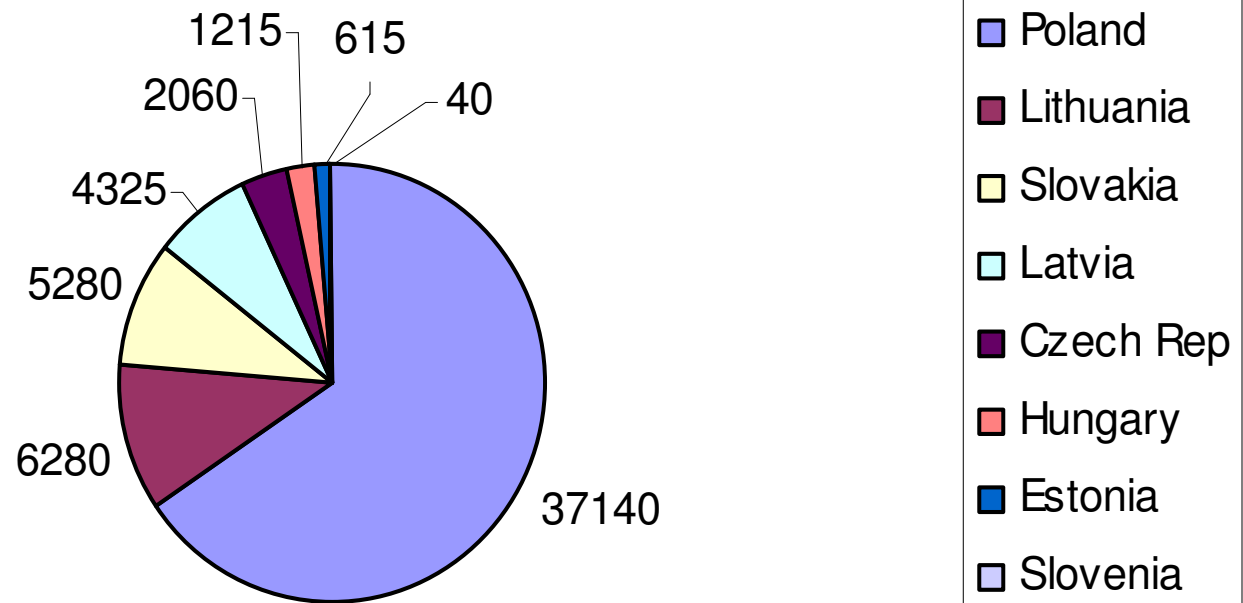
- **Commissioned by DASH November 2007**
- **Completing March 2008**
- **Methods**
  - **Data analysis NINO and WRS data**
  - **Local authority questionnaire**
  - **Interviews – good practice, landlords, third sector**
- **Objectives**
  - **Identify A8 populations**
  - **Outline future trends**
  - **Examine housing needs and impacts on L/As**
  - **Explore mechanisms for meeting needs**

# The A8 population

- WRS data so far – limitations
- 57,000 WRS registrations since 2004 – all boroughs
- Urban populations – 8 concentrations of 2000
  - Northampton 11,185
  - Boston 6,159
  - Nottingham 4,674
  - Leicester 4,575
- Significant rural populations
  - North Kesteven, East Lindsey, South Holland  
c1400

# The A8 population

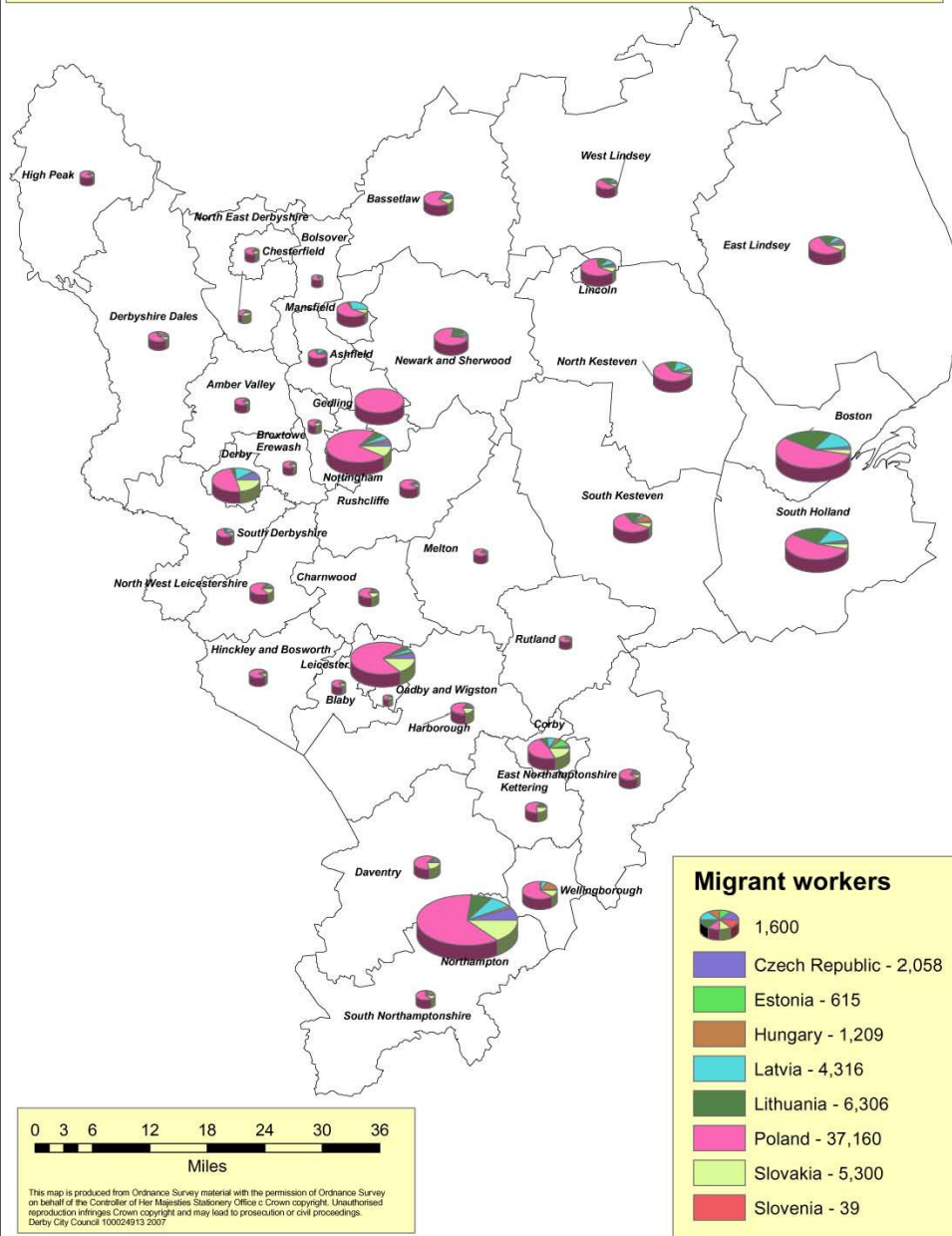
Nationalities across the East Midlands, 2004 - 2007



# The A8 population

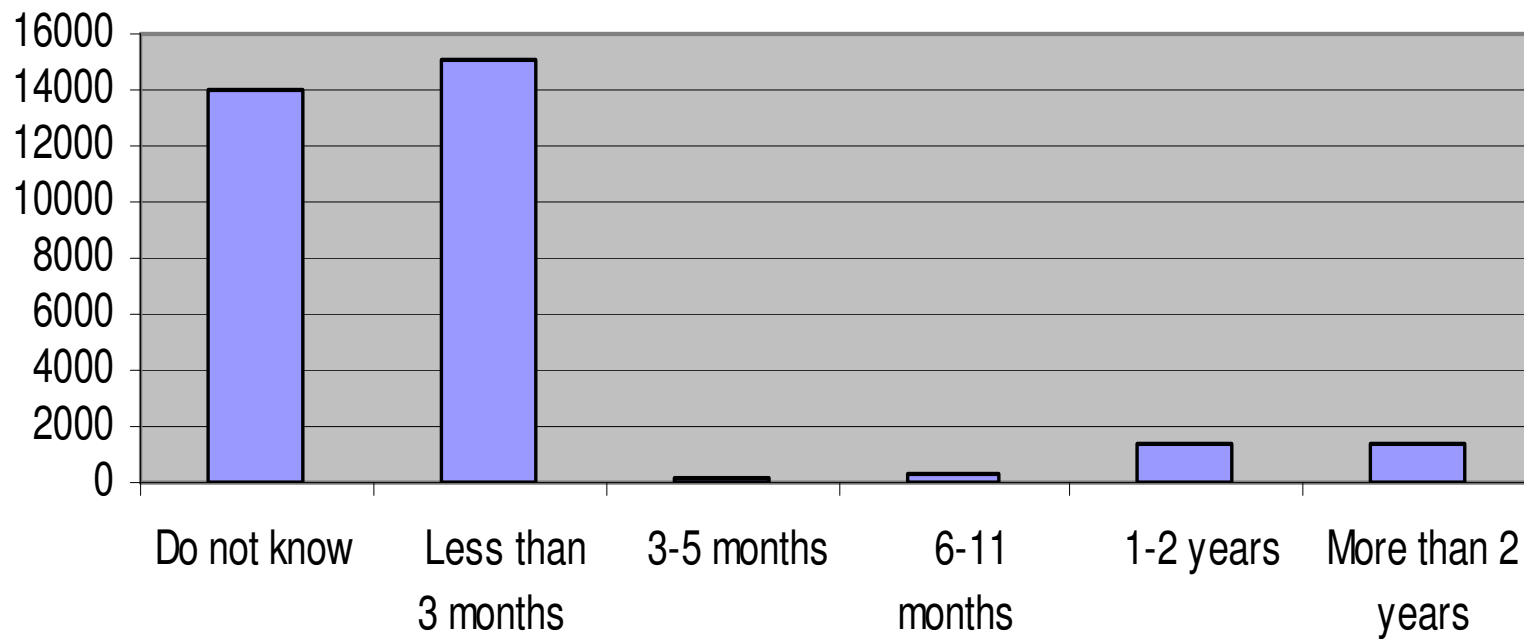
- 67% male, 37.42% female
- Almost all working full time
- Occupations – varies across region
  - Process operative
  - Warehouse
  - Packing
  - Food processing
  - Cleaning/catering
- 570 dependents at time of application
- Generally low wages
  - 60% £4.50 - £5.34
  - 25% £5.35 - £5.99
  - 190 earn > £2.99 and 165 < £12.00

## East Midlands Worker Registration Scheme (May 2004 to March 2007) Approved Applications by Local Authorities and Nationality

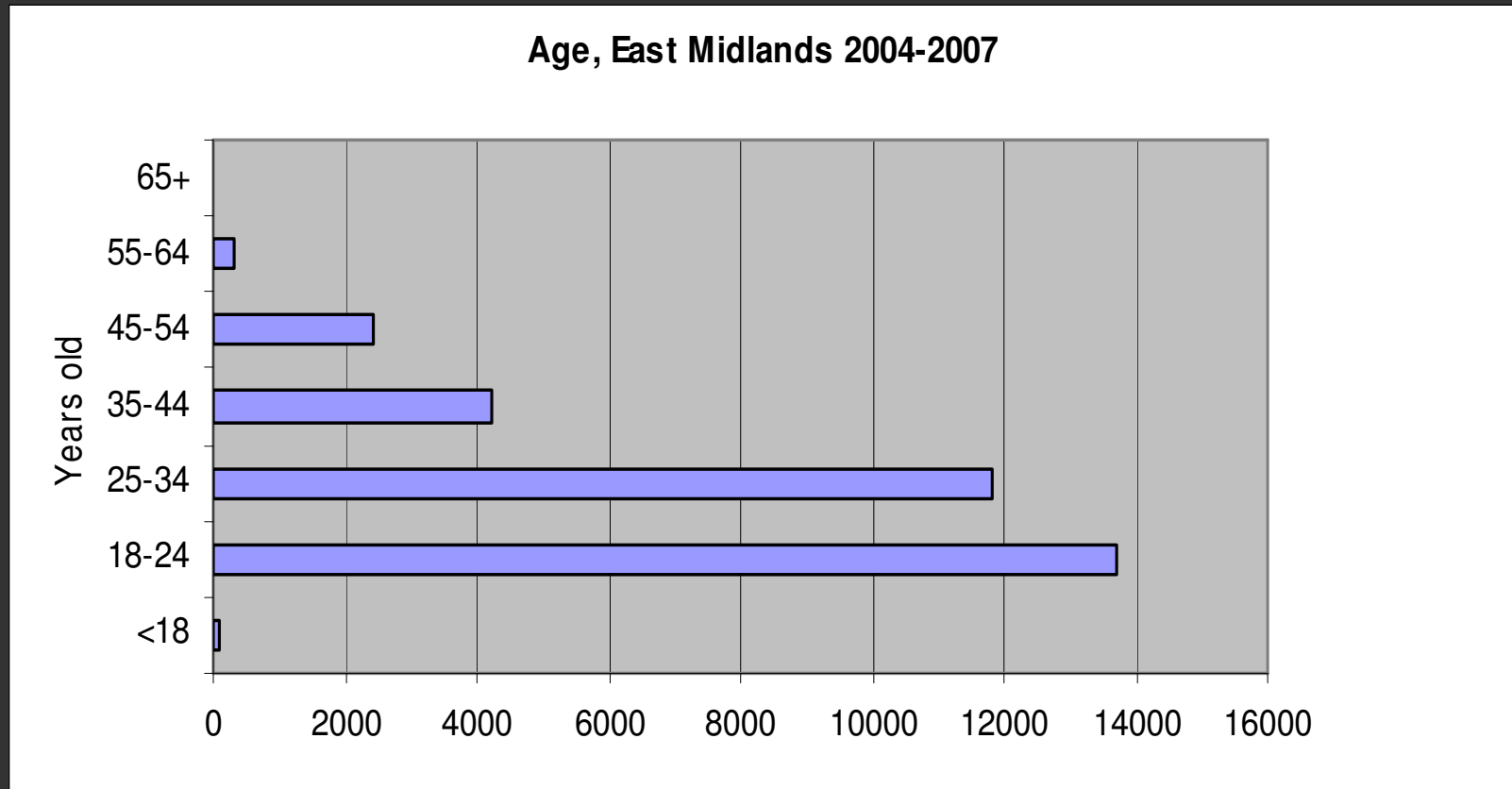


# The A8 population

Intended Length of Stay, East Midlands 2004 - 2007



# The A8 population





# Impact on housing

- Little on social sector yet
- Homelessness applications but not priority
- Main focus on private sector
  - Overcrowding
  - Expensive - £60pw for a bed
  - Poor condition
  - Health and safety
  - Unfit – sheds, caravans and greenhouses – planning issues
  - Little understanding of rights
  - Lack of accountability
  - Tied housing and homelessness
  - Pressure on environmental health - evictions

# Impact on housing market

- **Some urban areas i.e. Nottingham/Leicester market being stabilised**
- **Market strengthened in some areas – insulation against national trend**
- **“Ghettoisation” and indigenous flight in areas with high levels of singles**
- **Rural areas – pressure on prices**
- **Loss of lowest end of market – vulnerable outpriced**

# Future trends

- ❑ **Segmentation of need and market**
- ❑ **Short stay singles will “put up” with overcrowding**
- ❑ **Continued demand for HMO and increased use of “other” property as stop-gap housing**
- ❑ **Some urban areas will have concentrations of A8 singles – acting as transition zones**
- ❑ **Increased need for family housing as more people become settled**
- ❑ **Increased pressure on social housing sector**
- ❑ **Increased pressure on local authority services as A8s develop knowledge about rights and entitlements**

# Impact on neighbourhoods

- **Stabilising of some low demand areas**
- **Polish food shops**
- **Local misunderstandings of A8 rights**
  - **A8s are taking jobs?**
  - **A8s driving down wages?**
  - **A8s taking housing?**
  - **Some incidents racism/abuse targeted at A8s**

# Impact on neighbourhoods

- **Singles and overcrowding can be problematic**
  - **Noise and alcohol**
  - **Unsociable hours**
  - **Some rough sleeping**
- **Language a problem**
  - **Pressure on schools and health service**
  - **Inability to communicate with local people**
  - **Tension around rubbish and recycling**
  - **Vehicle offences**

# Good practice

- ❑ Welcome Packs
- ❑ Partnership work
- ❑ Networks to disseminate learning and new developments - websites
- ❑ Project officers to monitor developments
- ❑ Housing surgeries
- ❑ Signposting to services
- ❑ On site interpreting
- ❑ Information in Polish in A8 publications

# Conclusions

- ❑ L/As struggle to access info about A8s
- ❑ No central source of information or data
- ❑ Housing situation varies by sector, family situation and location
- ❑ Extreme pressure on market in some areas/ new buoyancy in others
- ❑ Many neighbourhood/ housing problems relate to A8's lack of knowledge/language – reality of life in UK, laws, rights and entitlements and housing

# Preliminary recommendations

- ❑ **Some transnational work – information about realities of UK**
- ❑ **Combine efforts over Welcome Packs**
- ❑ **Appoint a dedicated regional officer to keep L/As informed**
- ❑ **Develop a monitoring system to assess impact on services – monitor locally, lobby regionally**
- ❑ **L/As to work with private sector to look at securing housing to meet needs of families**
- ❑ **Possible need for hostels in the short-term**
- ❑ **Work with employers to develop quality innovative housing solutions**
- ❑ **More investment in environmental health and homelessness support**
- ❑ **Provide a checklist for landlords to clarify their responsibilities**