

LOCKED OUT OF THE MARKET

JUNE 2022



The June 2022 *Locked Out of the Market* report shows another stark decline in the availability of affordable properties. The report comes in the context a private rental market affected by a documented ongoing contraction in supply, increase in rental prices, and an overall lack of affordability.

June 2022 *Locked Out of the Market* found 657 unique properties available to rent at any price within the 16 areas over the three dates surveyed.

Locked Out of the Market, June 2022, shows both a drop in the number of Housing Assistance Payment (HAP) properties available and a drop in the proportion of HAP properties available to rent. In March 2022 and December 2021, *Locked Out* found that 11% of properties were affordable under HAP. This report, however, found only 37 properties available under a standard or discretionary HAP limits in at least one of the four household categories, representing only 5% of total properties available.

Of the 37 properties, only two were affordable under a standard HAP limit. The remaining 35 fell under discretionary rates. As seen in many recent *Locked Out* reports, the supply of properties within HAP limits was predominantly available in Dublin; 27 of the total 37 HAP properties were found in the three Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).









Outside of Dublin, properties available to rent within HAP limits are worryingly low; nine of the 16 study areas had no properties available to rent in any household category within standard or discretionary HAP limits. These were Cork City Centre, Dublin City Centre, Galway City Centre, Galway City Suburbs, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

This is not unexpected, given the discretionary HAP limit extends to 50% in Dublin, while the rest of the country is limited to only 20%.

In this report, we have also taken account of the recent announcement by the Minister for Housing, Local Government and Heritage to increase the discretionary rate to 35% for areas outside Dublin. Properties that fell within a 35% and a 50% discretionary limit outside of Dublin were additionally noted as part of this study. If the 35% discretionary rate had been introduced at the time of this study, only an additional five HAP properties would have been available. Increasing the discretionary rate to 50%, however, would make a slightly more notable 19 properties available in Local Authority areas outside Dublin; this would nearly triple the 10 currently available.





The Minister also announced plans to increase the single adult HAP rate to match the couple's rate. If this measure were introduced at the time of this study, singles and couples would have 17 properties available to them under standard and discretionary HAP rates. At the current rates, only one location (Athlone) had a property (one-bedroom unit) within standard HAP limits for single people. That same property was also the only one-of-two properties available within standard HAP limits for a couple.

For families with one and two children, there were no properties available within standard HAP limits. Only 12 properties were available under discretionary limits for households with one child. A further 8 properties were available for families with two children, under the discretionary HAP rate.

<p>The number of properties available to rent is dropping. In all, there were only 657 properties available to rent at any price within the 16 study areas over the three dates surveyed. This represents a 70% drop in the number of properties available year-on-year.</p>		<p>69% (456) of all unique properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South).</p>	
<p>Only 37 properties were affordable under HAP limits across the four household types; a 54% drop from January 2022 (80) and a drastic 869 less than the 906 HAP properties available in June 2021. Only two of these were available within standard HAP rates.</p>		<p>There has been a drop in the proportion of HAP properties available to rent. Only 5.6% of properties in June 2022 were affordable under HAP; a drop from 11% in March 2022 and December 2021.</p>	
<p>The majority of properties – and HAP properties were found in Dublin: 27 of 37 HAP properties were available in the Capital (73%) where there is a 50% discretionary rate; this is limited to 20% elsewhere in the country.</p>		<p>There were only two properties available within the standard HAP rates during the three-day study period across the four household types.</p>	
<p>In nine of the 16 study areas, there were no properties available to rent in any household category within standard or discretionary HAP limits. These were Cork City Centre, Dublin City Centre, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Sligo Town, and Portlaoise.</p>		<p>If the 35% discretionary rate had been introduced at the time of this study, only an additional five HAP properties would have been available.</p>	

Household Types

Of the 37 properties available to rent across the 16 study areas in at least one of the four household categories of HAP standard and discretionary limits, the following were available:

<p>Single Persons</p> 	<p>Only one property found in Athlone was available within HAP limits for single people. Another property was found in Waterford City Centre within the discretionary HAP limits for single people.</p>
<p>Couples</p> 	<p>For Couples, there was only two properties available within standard HAP; one of which was the same property available for single persons. 15 properties were available under discretionary limits for couples; only four of these were found outside of the three Dublin areas examined.</p>
<p>Couple/ one parent plus one child</p> 	<p>There were no properties available within standard HAP limits for families with one child, and only 12 properties available within discretionary limits. No properties were available for this group outside of Dublin with HAP limits.</p>
<p>Couple/ one parent plus two children</p> 	<p>There was a total of 20 properties available to rent for households with two children under discretionary HAP rates; 12 of these overlapped with the properties available to one-child families. No properties were available under standard rates.</p>

Shane

Shane speaks about the challenge of trying to secure private rented accommodation while stuck in emergency accommodation, and how housing would enable him to progress his life:

"It's very hard these days trying to get rented accommodation. There's a backlog of people looking and there's a lot of people that can pay more than you. I feel like it's going to take a while. It's just the waiting, it's a struggle. I'd like to get my own flat in a quiet place. I'd like to be able to stand on my own two feet. It would mean a lot to me. Once you've your own home you can get a job, get on with your life. It would be a burden off my shoulders."

Shane's story demonstrates how a chronic lack of affordable accommodation within the private rented sector impacts people's ability to find a home and move on with their lives.

Nora

Nora and her two teenage daughters had been renting privately for 10 years when the landlord gave notice to quit as he was selling the property.

Nora's family found themselves priced out of the rental market and unable to find accommodation. Nora was approved for HAP, but she was unable to find affordable private rental accommodation in the Limerick area due to lack of supply.

The family then had no choice but to present as homeless and were provided emergency accommodation in hotels. The family felt a lack of security living in hotels as they would be moved on a weekly basis. Nora and her daughters found this constant moving evoked constant worry and anxiety. Living in hotel accommodation affected the family's social interactions as they could not have any family and friends over to visit. Nora's daughters also expressed a sense of shame and social isolation due to the fact that they were housed in hotel accommodation.

The family expressed a sense of relief when they moved into Mid West Simon Family Hub after nine months living in hotel accommodation in Limerick City. Nora and her family are still trying to find rental accommodation.

Nora's story shows how a chronic lack of affordable supply of private rented accommodation within HAP rates perpetuates homelessness for families in Ireland.

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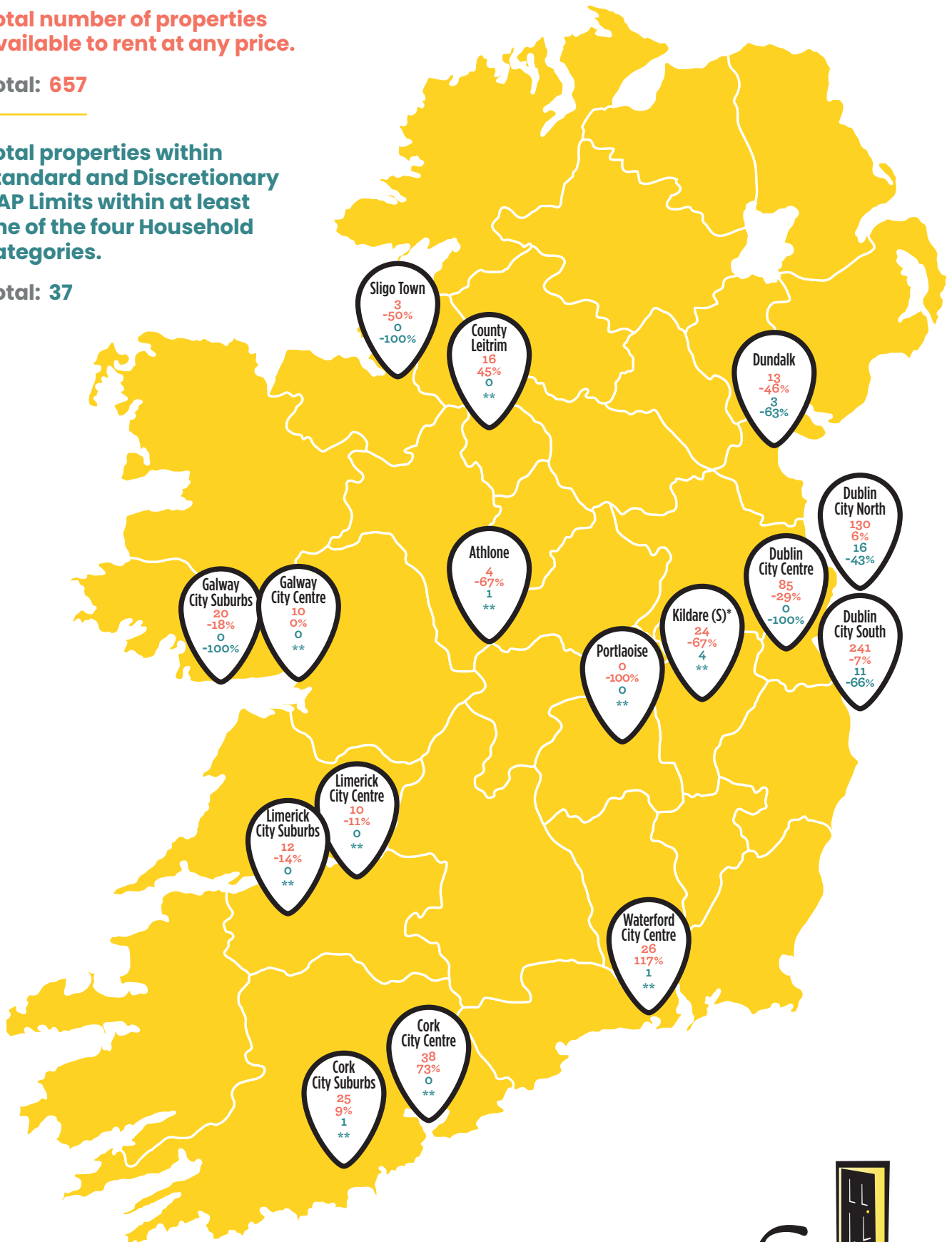
Average Property Rentals

Total number of properties available to rent at any price.

Total: **657**

Total properties within Standard and Discretionary HAP Limits within at least one of the four Household categories.

Total: **37**



* Kildare (s) includes Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

** This is an increase from 0 recorded in the previous study, so percentage calculation not possible.

