

# Locked Out of the Market

December 2022



December 2022 **Locked Out of the Market** report found 757 properties available to rent at any price within the 16 areas over the three dates surveyed. This is nearly double the 392 available in the September *Locked Out* report (93% increase), but down 44% from the 1,349 available at the same time a year prior (December 2021) and down 56.8% from 1,753 available pre-pandemic in December 2019.

67% (508) of properties available in this report were located within the three Dublin areas studied. Sligo Town and Portlaoise had the lowest number of properties; both had two properties available to rent over the three days of this study. 14 of the 16 study areas experienced an increase in the availability of properties to rent, with the exception of Cork City Suburbs and Portlaoise.

The proportion of properties affordable under HAP is low compared to previous *Locked Out* reports. In the December 2020 *Locked Out* report, 38.4% of properties found were affordable under HAP. This dropped to 11% in December 2021. In this report – taken in December 2022 – 5.4% (41) of properties were affordable under a HAP rate.

September 2022 was the first *Locked Out of the Market* report to have no properties affordable under a standard HAP rate across the four household types. In this report, there was one property affordable under a standard HAP rate. This was a one-bedroom property in Kildare suitable for a single person or couple. 40 additional properties were available within discretionary HAP rates.

As seen in many recent *Locked Out* reports, the supply of properties within HAP limits was predominantly available in Dublin; 24 (58.5%) of the total 41 HAP properties were found in the three Dublin areas examined. Dublin has a discretionary HAP rate of 50% compared to 35% for the rest of the country. Dundalk and Kildare were the only areas outside of Dublin to have properties affordable under HAP rates.

11 of the 16 areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Athlone, Cork City Centre, Cork City Suburbs, Galway City Centre, Galway City Suburbs, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford.

Single person households received an increased HAP rate to match that available to couples in June 2022. *Locked Out of the Market* December 2022 found 11 properties affordable through HAP for both single people and couples. As mentioned, one of these was affordable under the standard HAP rate in Kildare. Kildare had an additional four one-bedroom properties available to rent within the discretionary HAP limit for singles and couples. The remaining six one-bedroom properties were available in Dublin.

23 properties were affordable under the discretionary HAP rate for families with one child. These plus an additional seven were available for families with two children under a discretionary HAP rate. As for single persons, the majority of HAP properties for families were located in Dublin.

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## Summary of Key Findings



The number of properties available to rent increased for the first time in two years. In all, there were **757** properties available to rent at any price within the 16 study areas. This represents a **93.1%** increase from the previous *Locked Out* report, but still down 43.8% from the 1349 available in December 2021.



**67.1% (508) of properties available to rent were found in the Dublin areas examined** (Dublin City Centre, Dublin City North and Dublin City South).



**In total 41 properties were affordable through HAP.** This is a 17% increase from the 35 available in the September 2022 report, but down 72.3% from 148 available in December 2021.



**One property was available under a standard HAP rate.** This was a one-bedroom property in Kildare suitable for singles or couples. The remaining 40 properties were affordable under HAP discretionary limits across the four household types.



**24 (58.5%) of the 41 properties affordable under HAP rates were available in Dublin.** In Dublin the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 35% elsewhere in the country.



**In 11 of the 16 study areas, there were no properties available to rent through HAP** in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City Suburbs, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre.

## Household Types

41 properties in total were found to be affordable under HAP; one of which was available under a standard HAP rate. The remaining 40 were affordable within a discretionary rate. Of the 41 properties available to rent across the 16 study areas in at least one of the four household categories of HAP standard or discretionary limits, the following were available:



### Single Persons and Couples

11 properties were available to single persons and couples through HAP, one of which was available under a standard HAP rate. The remaining 10 were affordable within a discretionary rate. Five were available in Kildare and six were available in the Dublin areas examined.



### Couple/One Parent with One Child

23 properties were available within discretionary HAP limits for families with one child. Six of these were available outside of Dublin.



### Couple/One Parent with two children

There was a total of 30 properties available to rent for households with two children under discretionary HAP rates; 23 of which overlap with properties available to one-child families.

## Case Studies

# Sarah and Seán's Story

**Sarah, Seán and their two children are facing homelessness and cannot find a new home to rent through HAP.**

Sarah, Seán and their two children are living in a relative's house that is to be sold. They have been there for the last 5 years and have been looking for new accommodation for quite some time.

They are finding it hard to find affordable accommodation in the right area for children's school and that would suit a family with a child with special needs. Sarah and Seán are extremely concerned that they won't find anywhere before the Notice to Quit expires and they will have to enter into emergency services.

As a result, Sarah and Seán are extremely stressed and concerned about the mental health impact on their children, especially their older child, who has now been referred to CAMHS (The child and adolescent mental health service).

**Sarah and Seán's story demonstrates how a chronic lack of affordable accommodation within the private rented sector, is affecting people's ability to find a stable and secure home.**



# Jane's Story

**Jane is a single mother of two who was experiencing homelessness and struggled to find accommodation through HAP:**

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“I tell you what is very difficult about finding private accommodation though, you needed like a local connection so you needed to be either working and have 2 local references.

Sometimes people didn't want kids in their house and I sometimes had to pretend that I had one child or no kids when I went for interviews.

It was so hard to get private rented accommodation in the town, they only wanted students or workers. The amount of houses that I seen and I would bring little Jamie with me and I would tell the kids if it's not meant for us it won't pass us by.”

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**Jane's story shows the effects of rising rents and the chronic shortage of affordable properties on a person trying to exit homelessness looking to rent within the private rented sector. Jane has since found a home through the support of the Simon Community.**

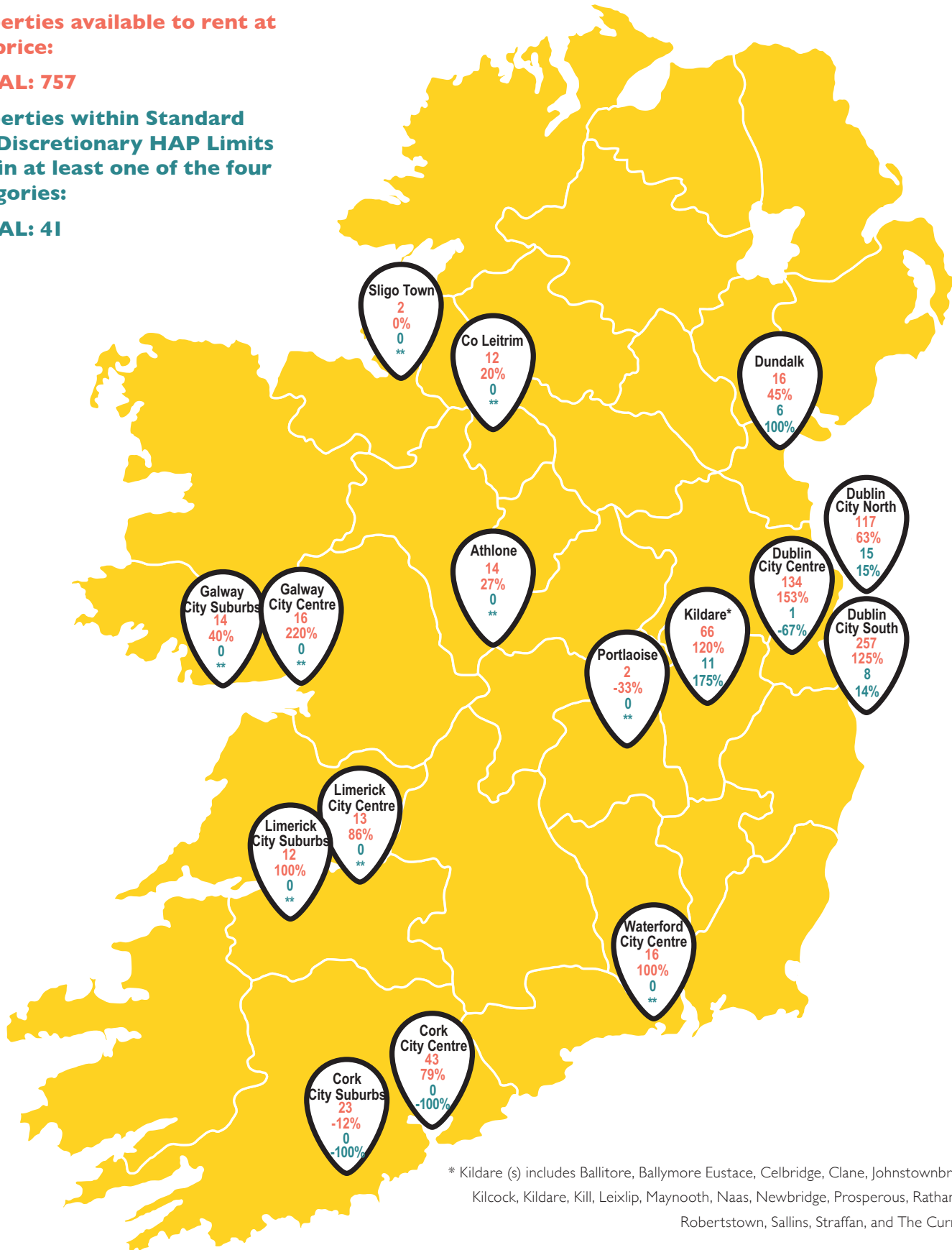
# Properties Available to Rent at Any Price and Within HAP Rates across 16 Study Areas

Properties available to rent at any price:

**TOTAL: 757**

Properties within Standard and Discretionary HAP Limits within at least one of the four categories:

**TOTAL: 41**



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

\*\* Because 0 was recorded in previous study a percentage calculation is not possible.