

Locked Out of the Market

March 2023



March 2023 **Locked Out of the Market** report found 672 properties available to rent at any price within the 16 areas over the three dates surveyed; 11% (85 properties) decrease from the 757 available in the December 2022 Locked Out report. 70% (472) of properties available to rent at any price were located within the three Dublin areas studied. Portlaoise had the lowest number of homes available to rent with just three properties available over the three days. Limerick City Centre and Limerick City Suburbs had four properties available in each area. 12 of the 16 study areas experienced a decrease in the availability of properties to rent, with the exception of Athlone, Galway City Suburbs, Sligo Town, and Portlaoise.

For the second time since this the publication of this report, there were no properties available within a standard HAP rate across the four household types. 29 properties were found within a discretionary HAP rate. This is the lowest number of HAP properties recorded by the **Locked Out of the Market** series. It also signifies the lowest proportion of properties within HAP rates at 4.3% compared to 10.8% 12 months prior in March 2022.

As seen in many recent **Locked Out** reports, the supply of properties within HAP limits are predominantly available in Dublin; 21 (72.4%) of the total 29 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 discretionary 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** March 2023 found eight properties within discretionary HAP rates for both single people and couples. Three of these were in the Kildare areas examined and the remaining five were in Dublin. 14 properties were available within the discretionary. 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 again located 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 decreased by **11.2%** from **757** in December 2022 to **672** available to rent at any price within the 16 study areas in March 2023.



70.2% (472) of properties available to rent were found in the Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).



For the second time in the *Locked Out* series, there were **no properties available within a standard HAP rate**. September 2022's *Locked Out* publication was the first report to find no properties within standard HAP rates



In total, **29** properties were affordable through discretionary HAP limits. This is a 29.3% decrease from the previous report and a 63.7% decrease from 80 available March 2022. For comparison, 1,055 properties were available within HAP rates two years ago in March 2021.



21 (72%) of the 29 properties affordable under discretionary 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

In this study, there were no properties found to be within standard HAP rates. A total of 29 were affordable within a discretionary rate. Of the 29 properties available to rent across the 16 study areas in at least one of the four household categories of HAP discretionary limits, the following were available:



Single Persons and Couples

Eight properties were available to single persons and couples through a HAP discretionary rate. Five were available in the Dublin areas examined and the remaining three were in Kildare.



Couple/One Parent with One Child

14 properties were available within discretionary HAP limits for families with one child. Ten of these were again in Dublin. The remaining four were in Dundalk.



Couple/One Parent with Two Children

There was a total of 21 properties available to rent for households with two children under discretionary HAP rates; 14 of which overlap with properties available to one-child families.

Case Studies

Gerry's Story

Story

Gerry is 58 years old and has been working full-time for the past 10 years. He became homeless due to a relationship breakdown with his partner back in November 2022 and was forced to live in his car for 3 months.

Gerry was sleeping in his car during the freezing temperatures in December and January which he said was extremely difficult and he explained that he really struggled. He has been living in Emergency Accommodation in Limerick for the past month.

Gerry was diagnosed with a lung cancer in March 2020 and went through chemotherapy and radiotherapy before he got the all-clear last year. He said that sleeping in his car during the cold weather had a huge impact on his health.

He owns a house which his partner and children are living in. As Gerry has an interest in a property, he has no entitlement to social housing support, and he cannot afford the high rents in Limerick even though he is working full time. He feels stuck and can't see himself moving from emergency accommodation as there is simply no properties available. In order for Gerry to receive a Housing Assistant Payment (HAP) he has to sign over the property to his family which he is considering.

Gerry'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



Adam's Story

Adam is in employment and is staying at Cork Simon's Night Light emergency accommodation service. He cannot find a place to live.



The situation was, our landlord wanted us out of there. I was online looking for accommodation for over six months. It's ridiculous. It can go from anything from €1,200 to €3,000. Every single day, I was ringing places up, and no replies, nothing. This (Night Light emergency accommodation) is a great help for me, seriously, but it's no way to live. You know what I mean like, on the floor, sleeping on the floor. I know two people, other than myself, that are full time in jobs, and they have to live here like, you know. They're stuck because they can't get accommodation. We've got everything packed, everything's packed away except for the bare essentials – what we need day to day, so we're ready to move.

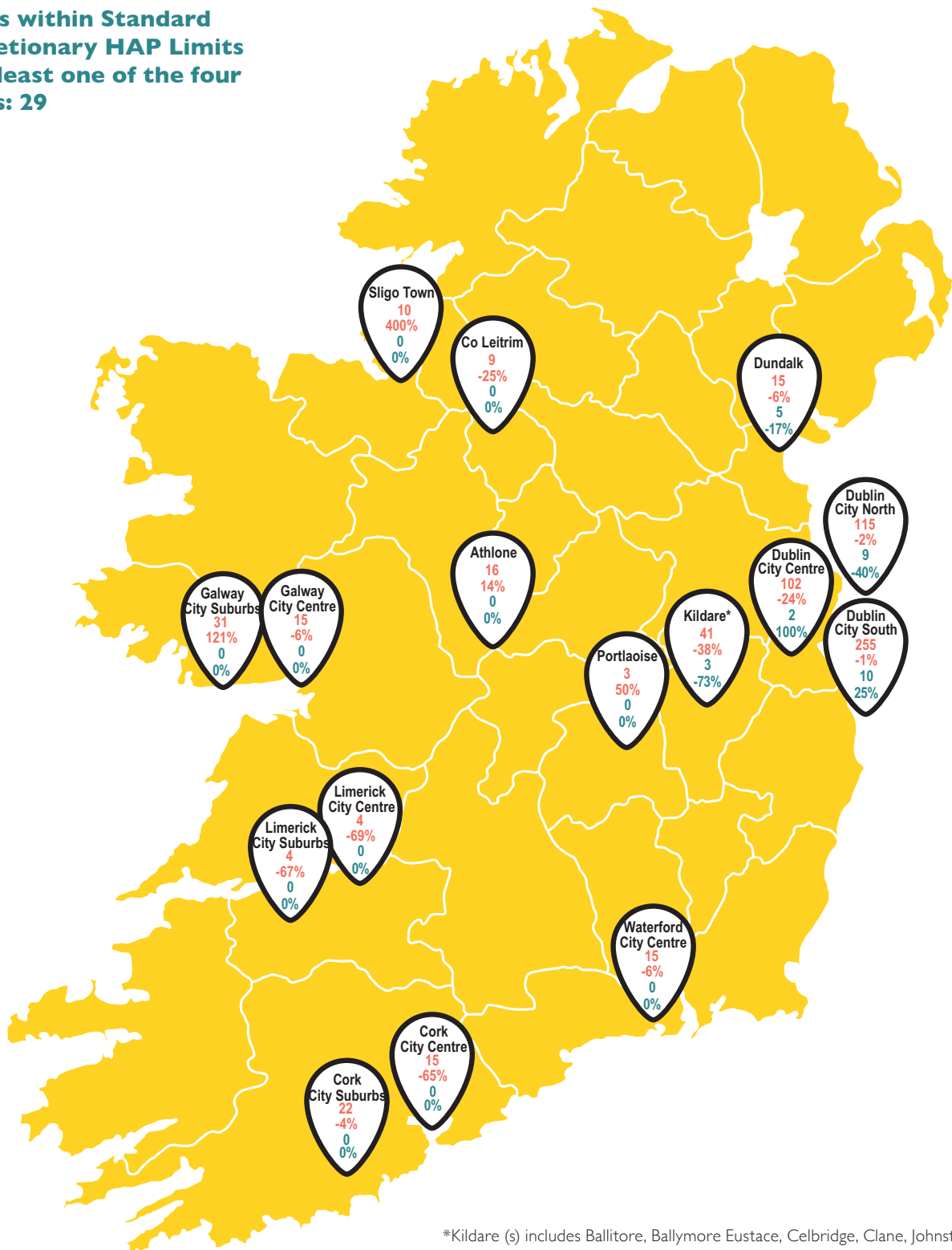


Adam's story demonstrates how a chronic lack of affordable accommodation within the private rented sector is affecting people's ability to find a stable and secure home.

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

Properties available to rent at any price: 672

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 29



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