

# Locked Out of the Market

June 2023



The June 2023 **Locked Out of the Market** report found 934 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 39% (262) increase from the 672 properties available in the March 2023 Locked Out report.

74% (671) of properties available to rent at any price were located within the three Dublin areas studied. Portlaoise again had the lowest number of homes available to rent with just one property available over the three days. Sligo had two properties available during the study period. Five of the 16 study areas experienced a decrease in the availability of properties to rent. These were Athlone (-50%), Galway City Suburbs (-6%), Kildare (-2%), Sligo Town (-80%), and Portlaoise (-67%).

In this, **Locked Out of the Market**, 50 properties were found to be available to rent within standard and discretionary HAP limits; a 72% increase on the 29 properties available within HAP rates in the March 2023 report. While an increase is welcome, the proportion of HAP properties in relation to the general market remains low. Just 5.4% of all properties available the rent examined in this study are available at HAP rates. For comparison, in 2021, on average, 27% of all properties examined in the Locked Out of the Market series were available through HAP.

As seen in many recent **Locked Out** reports, the supply of properties within HAP limits are predominantly available in Dublin; 37 (74%) of the total 50 HAP properties were found in the three Dublin areas examined in this study, are available through HAP. Four areas outside of Dublin had properties available within discretionary HAP limits. They were Cork City Suburbs (1 property), Dundalk (7 properties), Galway City Suburbs (1 property) and Kildare (4 properties). In Dublin the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 35% elsewhere in the country. Nine 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, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford city.

Single person households received an increased HAP rate to match that available to couples in June 2022. **Locked Out of the Market** June 2023 found one property within standard HAP limits and an additional 16 within discretionary limits for both single people and couples. The majority of these were located in Dublin.

21 properties were available within standard and discretionary HAP rates for families with one child. These plus an additional 12 were available for families with two children under a discretionary HAP rate. The majority of HAP properties for families were again located in Dublin.

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## Summary of Key Findings



The number of properties available to rent at any price within the 16 study areas increased by **39%** from **672** in March 2023 to **934** in June 2023.



**72% (671)** of properties available to rent were found in the three Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).



Three properties were available to rent within standard **HAP** rates. All of these were located in **Dublin City South**. One property was suitable for two person or a couple and the other for a family with one child.



An additional **47** properties were available within discretionary HAP limits bringing the total number of properties available through HAP to **50**. This is a **72%** increase from the March 2023 report which documented a record low of 29 properties available through HAP.



**37 (74%) of the 50 HAP properties 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 9 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, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre.

## Household Types

The study found a total of 50 properties available to rent within HAP limits across the 16 study areas in at least one of the four household categories. Three properties were available within standard limits and the remaining 47 were available under discretionary HAP.



### Single Persons and Couples

One property was available to single persons and couples through a standard HAP rate. An additional 16 were available through discretionary HAP rates. All of these properties were located in the Dublin and Kildare areas examined.



### Couple/One Parent with One Child

21 properties were available to families with one child through HAP. Two properties were available within standard HAP limits. Both of these were located in Dublin City South. A further 19 properties were available under discretionary HAP.



### Couple/One Parent with Two Children

There was a total of 33 properties available to rent for households with two children under discretionary HAP rates; 21 of which overlap with properties available to one-child families.

## Case Study

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# Tadgh's Story

## Story

**Tadgh is working, staying at Cork Simon's emergency shelter and relentlessly searching for accommodation, to no avail.**

"There's nothing on Daft.ie. Everyone's pulling out of the market. Everyone's selling up. Very, very rarely you might get a day when there's two or three houses put up there, but they're pulled off just as fast as they're put up. But you have to be checking four or five times a day for when the new properties come up. It's like the lottery when it comes to houses on Daft.ie; if you're not in you can't win, but the odds are you aren't going to f\*\*kin' win it anyway. You're more likely to get killed by a vending machine than find a house on Daft.

Oh there's no way you'd find a property within the HAP limits. HAP for a one-bed, it's not really possible. Even being on Homeless HAP, the higher threshold, it's still impossible to find places. They're looking for €1100, €1200, €1300 for one bed properties – it's impossible. You'd be topping it up. And the Council don't always agree with that because you can only use 15% of your income as a top up. So I could only put €150 a week towards my living situation, which is not a lot."

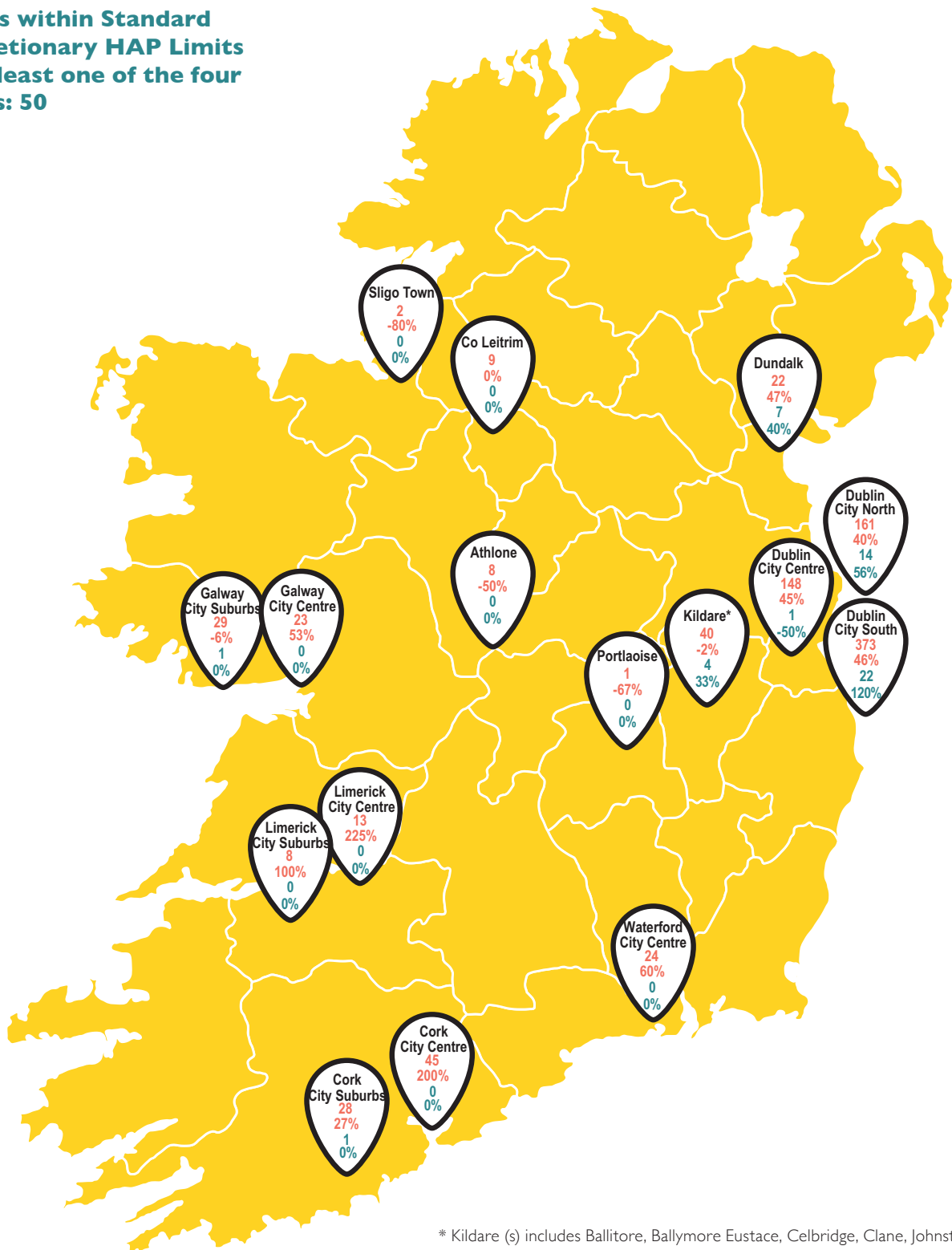
**Tadgh's story demonstrates how a chronic lack of affordable accommodation within the private rented sector is affecting people's ability to find a stable and secure home.**



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

Properties available to rent at any price: 934

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 50



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