

Locked Out of the Market

September 2023



The September 2023 **Locked Out of the Market** report found 901 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 3.5% (33) decrease from the 934 properties available in the June 2023 **Locked Out** report.

75% (673) of properties available to rent at any price were located within the three Dublin areas studied. Sligo had the lowest number of homes available to rent with just three properties available over the three days. Portlaoise had six properties available during the study period. 9 of the 16 study areas experienced a decrease in the availability of properties to rent. These were Athlone (-13%), Cork City Centre (-27%), Dublin City North (-13%), Dublin City Centre (-13%), Dundalk (-55%), Galway City Suburbs (-59%), Galway City Centre (-22%), Limerick City (-13%), and Limerick City Centre (-23%).

In June 2023, **Locked Out of the Market** recorded 50 properties available within HAP rates, while September 2023 recorded 27 properties available within standard and discretionary HAP limits, the lowest on record; representing a 46% decrease. This means that just 3% of all properties available to rent examined in this study are available through HAP. This scarcity of HAP properties echoes the March 2023 **Locked Out** report which found there to be 29 properties available nationwide. 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; 16 (59%) of the total 27 HAP properties were found in the three Dublin areas examined. Four areas outside of Dublin had properties available within discretionary HAP limits. They were Athlone (1 property), Dundalk (5 properties), Galway City Suburbs (1 property) Kildare (3 properties) and Waterford City Centre (1 property). In Dublin the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 35% elsewhere in the country. 8 of the 16 areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Cork City Centre, Cork City Suburbs, Galway City Suburbs, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

Single person households received an increased HAP rate to match that available to couples in June 2022. **Locked Out of the Market** September 2023 found 3 properties within standard HAP limits and an additional 8 within discretionary limits for both single people and couples. The majority of these were located in Dublin and Kildare.

15 properties were available within standard and discretionary HAP rates for families with one child. These plus one additional property meant 16 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



- This report found that there were only 27 properties available within standard or discretionary **HAP** limits nationwide. This is the lowest number recorded across the 31 Simon Communities' *Locked Out of the Market* snapshot studies.



- Just 3% of all properties examined in this study are available within **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**.



- Only three of these properties were available to rent within standard **HAP** rates. These were located in Kildare and Galway City Centre and were suitable for a single person or a couple. The other 24 properties were available within discretionary **HAP** limits.



- 16 (59%) of the 27 **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 8 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 Cork City Centre, Cork City Suburbs, Galway City Suburbs, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise.



- The number of properties available to rent at any price within the 16 study areas decreased slightly by 3.5% from 934 in June 2023 to 901 in September 2023.



- 75% (673) of properties available to rent were found in the three Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).

Household Types

The study found a total of 27 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 24 were available under discretionary HAP.



Single Persons and Couples

Three properties were available to single persons and couples through a standard HAP rate. An additional eight were available through discretionary HAP rates. Two were located in Kildare and one in Galway City Centre, the rest were in the Dublin region.



Couple/One Parent with One Child

15 properties were available to families with one child through HAP. 10 of these were located in the Dublin region. No properties were available within standard HAP limits for these household types.



Couple/One Parent with Two Children

There was a total of 16 properties available to rent for households with two children under discretionary HAP rates; almost all overlap within properties available to one-child families. As above, no properties were available within standard HAP limits for households with two children.

Voices of those Locked Out

Liam

“

I've been homeless four years. I thought, yeah, I'll have a place in a year or so, tops. Four and a half years and I'm still here (emergency shelter). It's not only the problem of getting a place, it's the problem of actually keeping to afford to pay the place. I'm on disability (Disability Allowance), so how would someone like me be able to afford a place for a thousand euro, on disability? Now I know I'd have HAP, but HAP only covers you a certain amount. It's budgeting everything. You have to pay ESB, heating, the whole lot. No wonder why people are becoming homeless like.

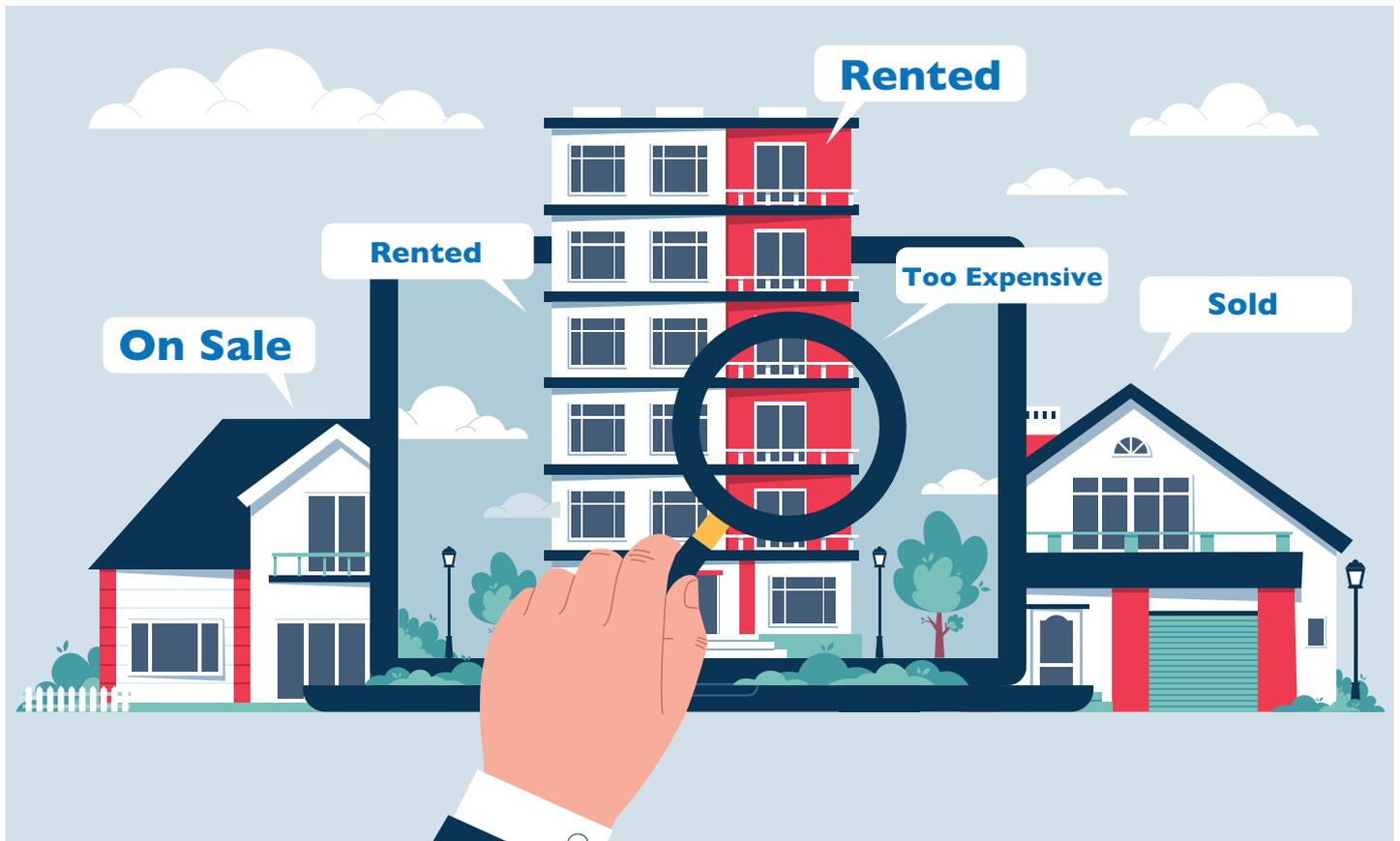
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Fiona

“

I don't look on them (rental websites) anymore. I don't because I was doing it all the time. Very hard to find a place. Very, very hard. There's not even a point emailing your details because there's no one gonna get back to you because the house is already gone. I remember when I was viewing places years ago, I was viewing up to five, six houses a day like and now you wouldn't even get that in a year.

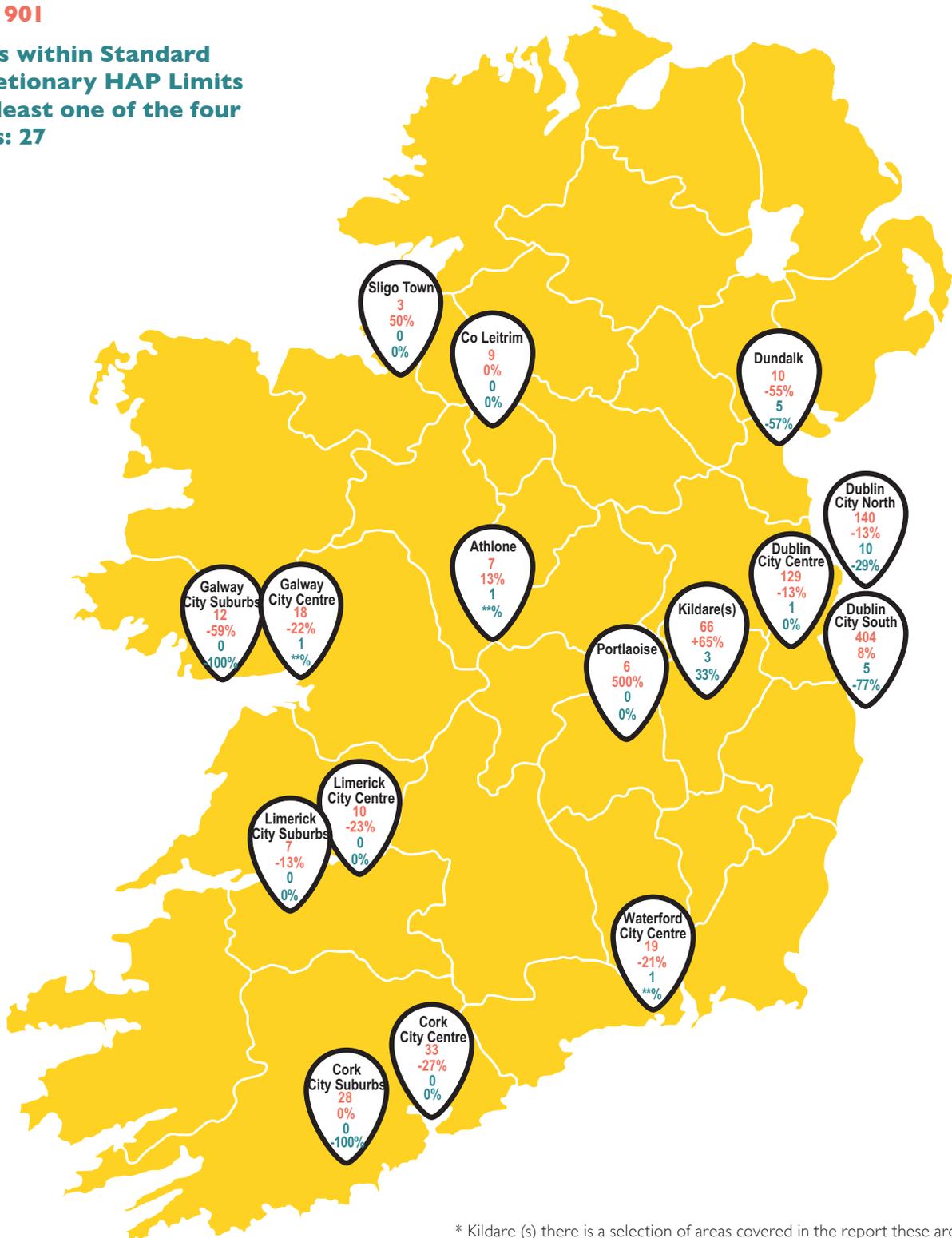
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Properties Available to Rent at Any Price and Within HAP Rates across 16 Study Areas

Properties available to rent at any price: 901

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 27



* Kildare (s) there is a selection of areas covered in the report these are: Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

** In these instances, in the previous month 0 HAP properties was recorded so a % change is not calculated

% change from the last quarter in properties available to rent at any price.

% change from the last quarter in properties available within HAP or Discretionary HAP rates within the 4 household types.