

Locked Out of the Market

December 2023



The December 2023 **Locked Out of the Market** report found 1149 properties available to rent at any price within the 16 study areas over the three dates surveyed. This represents a 28% (248) increase from the 901 properties available in the September 2023 **Locked Out** report.

76% (876) of the properties available to rent at any price were located in the three Dublin areas studied. Portlaoise had the lowest number of properties available to rent with just one property available across the three days. Although the total number of properties available to rent increased since the September **Locked Out** report, four of the 16 study areas saw a reduction in the number of properties available to rent. These include Kildare, which saw a reduction of nine properties (-14%), Leitrim with a reduction of four properties (-44%) and Waterford City Centre with a reduction of six properties (-32%). The largest increases in the number of available properties took place in Galway City Suburbs, which saw an increase of 25 properties (208%), Dublin City Centre with an increase of 98 properties (76%), Dundalk with an increase of seven properties (70%) and Limerick City Centre with an increase of seven properties (70%).

In September 2023, Locked Out of Market recorded 27 properties available within HAP rates, while the December 2023 report recorded 33 properties, representing a 22% increase since September 2023. However, just 3% of all properties available to rent examined in this study were available through HAP. This is the same as September 2023. Just two properties were available within standard HAP limits, a reduction from the three available in the September 2023 Locked Out report.

As seen in many **Locked Out of the Market** reports, the supply of properties within HAP limits are predominantly in Dublin; 25 (76%) of the total 33 HAP properties were found in Dublin. Four areas outside of Dublin had properties available within discretionary HAP limits. These were Cork City Centre (two properties), Dundalk (four properties), Galway City Suburbs (one property) and Waterford City Centre (one property). In Dublin the discretionary rate allows up to an additional 50% of the standard rate; this is limited to 35% elsewhere in the country. Nine of the 16 study areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Athlone, Cork City Suburbs, Galway City Centre, Kildare (selected areas), 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** December 2023 found no properties within standard HAP limits for this household type. 10 properties were available for single persons/couples through discretionary HAP rates. All these properties were located across the three Dublin areas studied except for one in Waterford City Centre.

For couples/one parent families with one child, two properties were available within standard HAP limits, and 16 properties were available within discretionary HAP limits. The majority of these properties were located in Dublin, with the remainder located in Cork City Centre (two properties) and Dundalk (two properties).

The same two properties were available for families with two children within standard HAP limits. 20 properties were available within discretionary HAP limits for this household type. The majority of these properties overlap with those available for families with one child.

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Summary of Key Findings



- This report found that there were only **33** properties available within standard or discretionary **HAP** limits nationwide. This is an increase of six properties (22%) since the September 2023 **Locked Out report**. However, when compared to this time last year, there is a 20% decrease in the number of properties available within HAP limits.



- Just 3% of all properties examined in this study are available within **HAP** limits. In 2023, on average, 4% of all properties examined were available through **HAP**. For comparison, in 2022, 8% were available through **HAP**. In 2021, 27% were available through **HAP**.



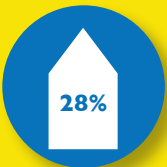
- Just **two** properties were available within standard **HAP** limits. Both properties were in Cork City Centre. One property was available for a couple/parent with one or two children. The other was available for a couple/parent with two children.



- 25 (76%) of the 33 properties available through **HAP** were 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 nine 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 Suburbs, Galway City Centre, Kildare (selected areas), 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 increased by **28%** from 901 in September 2023 to 1149 in December 2023.



- **76%** 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 33 properties available to rent within HAP limits across the 16 study areas in at least one of the four household categories. Two properties were available within standard limits and the remaining 31 were available under discretionary HAP.



Single Persons and Couples

There were no properties available to single persons or couples through a standard HAP rate. 10 properties were available through discretionary HAP rates. Five properties were in Dublin City North, three were in Dublin City South, one was in Dublin City Centre, and one was in Waterford City Centre.



Couple/One Parent with One Child

Two properties were available to families with one child through a standard HAP rate. Both properties were located in Cork City Centre. 16 properties were available within discretionary HAP rates. Three were located in Dublin City North, 10 were in Dublin City South, one was in Dublin City Centre, and two were in Dundalk.



Couple/One Parent with Two Children

Two properties were available to families with two children through a standard discretionary rate. 21 properties were available within discretionary HAP rates. Almost all properties overlap with properties available to families with one child. The five additional properties available for families with two children were located in Galway City Suburbs, Dundalk, Dublin City North and Dublin City South.

Voices of those Locked Out

Ricky

“

I have lost hope of ever finding a rental property... every place I applied for I never received a reply... I thought I would be on the street... The HAP won't cover any rents I find, and the landlords don't want HAP. It's a very scary place to be in.

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Sylvia

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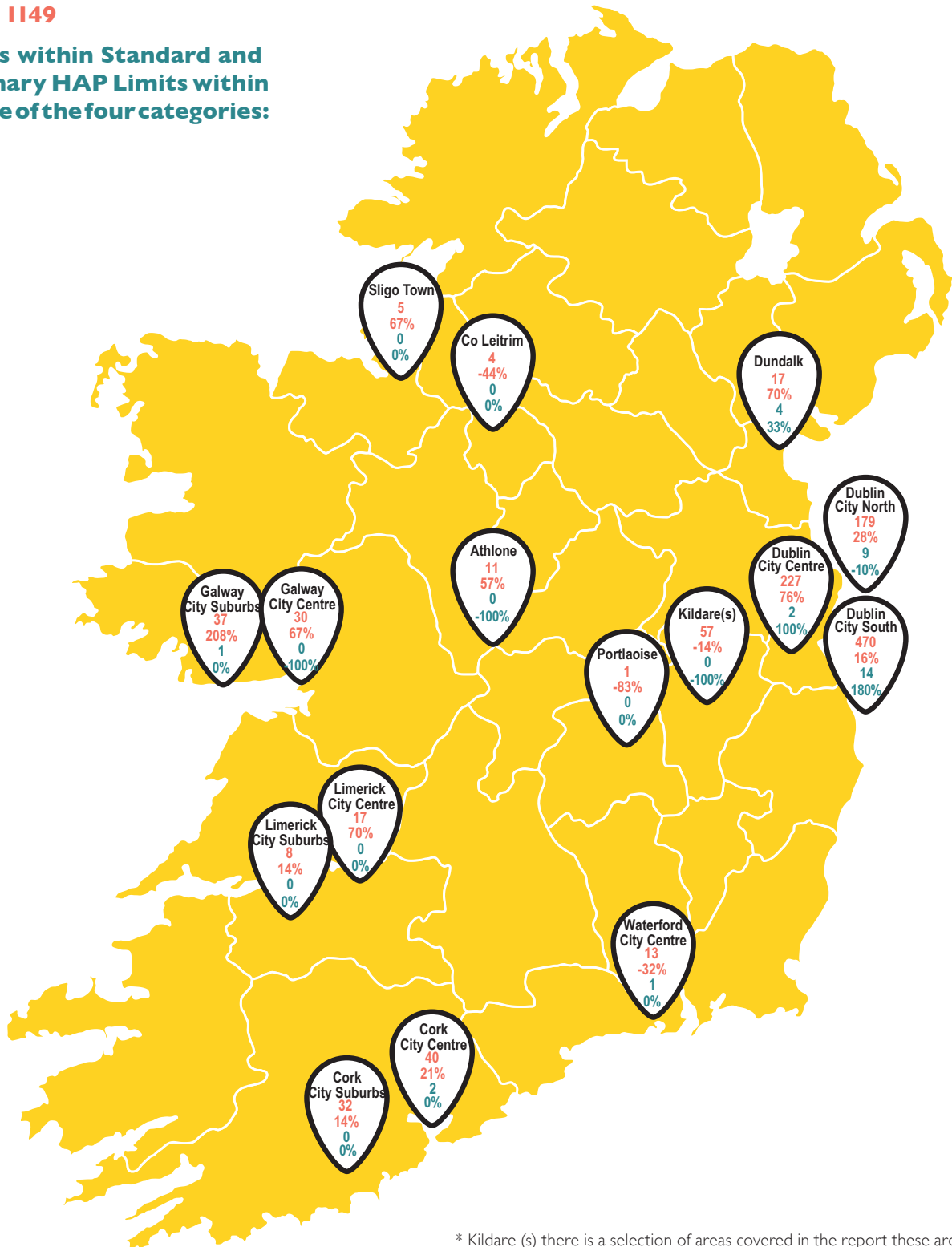
It was very difficult for me; it was like hell for me. I'm sorry to use that word but it is just something that I don't want to go back to. I don't even like remembering it because if I remember all I went through. Everything that they asked me to submit I submitted. I submitted my payslip because I am employed. I submitted my bank statements... there is nothing I did not submit. The problem is once you call and they say come view the house, you go to view the house and then they say it's gone. There was one time they were already asking me when I was moving in... I was so happy. I told him the time I would move in. He said can you send me your work I.D and immediately I sent it. He looked at it and sent me a reply saying Sylvia I am sorry I decided to give it to someone else. So going back to them memories I pray every day that I won't never go back. I try to forget about this time.

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

Properties available to rent at any price: 1149

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 33



* 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

% 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.