

Locked Out of the Market

June 2024



The June 2024 **Locked Out of the Market** report found 1,178 properties available to rent at any price within the 16 areas over the three dates surveyed. This is relatively unchanged from the 1,180 properties available in the March 2024 report, and a 26% increase from the 934 properties available in June 2023.

76% (897) 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 four properties available across the three days. Five of the 16 study areas saw a reduction in the number of available rental properties. These include Cork City Suburbs (-three properties), Dublin City South (-36 properties), Galway City South (-five properties), Portlaoise (-two properties) and Kildare (-41 properties). The availability of rental properties in Limerick City Centre increased by a significant 19 properties, while Cork City Centre increased by 13 properties.

The June 2024 **Locked Out of the Market** report found a total of 43 properties available within HAP limits. This is an increase of five (13%) from the 38 HAP properties available in March 2024. Just 4% of all properties available to rent examined in this study were available through HAP.

Although there was an increase in HAP properties available since the March 2024 report, most of the study areas either remained unchanged, with no HAP properties available, or saw a reduction in the number of available HAP properties. Eight of the 16 study areas had no available properties within HAP limits across the three days in both the March 2024 report and the June 2024 report. These include Athlone, Cork City Centre, Galway City Suburbs, Galway City Centre, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre. Three of the 16 study areas saw a reduction in the number of properties available within HAP limits, including Cork City Suburbs (-one property), Dundalk (-two properties) and Kildare (-one property).

As seen in previous **Locked Out of the Market** reports, the supply of properties within HAP limits were predominantly found in Dublin; 40 (93%) of the 43 total HAP properties were found in the capital. Just three of the 16 study areas outside the Dublin region had properties available to rent within HAP limits. These include Dundalk (one property), Kildare (one property) and Limerick City Suburbs (one property). 10 of the 16 study areas had no properties available to rent within HAP limits. These include Athlone, Cork City Centre, Cork City Suburbs, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Centre, Sligo Town, Portlaoise and Waterford.

Single person households received an increased HAP rate to match that available for couples in June 2022. **Locked Out of the Market** June 2024 found two properties for single person/couple households within standard HAP limits. There were an additional 14 properties available within discretionary HAP limits.

Up until the March 2024 **Locked Out of the Market** report, studio apartments have not been included as a suitable option for any of the four household categories examined. This is due to the inherent inadequacy of studio apartments as long-term housing solutions, given the lack of space and privacy they provide. However, we note that studio apartments may be suitable for some single person households, particularly given the severity of the housing crisis, which has left households with very limited housing options. There were 29 studio apartments available within HAP limits during the study period. Four of these properties were available within standard HAP limits.

There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 19 properties available through discretionary HAP rates.

There was one property available to couple/one parent households with two children through a standard HAP rate¹. There were 27 properties available through discretionary HAP rates, 19 of which overlap with properties available to families with one child.

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¹ This property overlaps with a property within discretionary rates for couple/one parent households with one child.

Summary of Key Findings



• The report found just **43 properties available within standard or discretionary HAP limits** across the 16 study areas.



• This represents just **4% of the total properties** examined in the study. This is the same as the 2023 average. In 2022, an average of 8% of properties were available through HAP. In 2021, an average of 28% of properties were available through HAP.



• Just **three properties were available within standard HAP limits**. Two of these properties were in Dublin City North and were available for single people or couples. The other property was in Dundalk and was available for couple/one parent households with two children.²



• **40 (93%) of the 43 properties available through HAP were in Dublin** (Dublin City North, Dublin City Centre and Dublin City South). 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 10 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 Centre, Sligo Town, Portlaoise and Waterford City Centre.

Household Types

The study found a total of 43 properties 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 HAP limits and the remaining 40 were available under discretionary HAP.



Single Persons and Couples

Two properties were available to single person/couple households through a standard HAP rate. Both properties were in Dublin City North. 14 properties were available through discretionary HAP rates. Five properties were in Dublin City North, eight properties were in Dublin City South and one property was in Kildare.



Couple/One Parent with One Child

There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 19 properties available through discretionary HAP rates. Nine properties were in Dublin City South, eight properties were in Dublin City North, the remaining two properties were in Dublin City Centre and Dundalk.



Couple/One Parent with Two Children

There was one property available to couple/one parent households with two children through a standard HAP rate³. There were 27 properties available through discretionary HAP rates, 19 of which overlap with properties available to families with one child. The eight remaining properties were in Dublin City North (two properties), Dublin City South (four properties), Dublin City Centre (one property) and Limerick City Suburbs (one property).

² This property overlaps with a property within discretionary rates for couple/one parent households with one child.

³ This property overlaps with a property within discretionary rates for couple/one parent households with one child.

Voices of those Locked Out

John

“

The pressure from landlords is immense. They demand high rents and expect us to overlook substandard living conditions. It's a choice between accepting inadequate housing or risking homelessness. The system is broken....

”

Alex

“

Finding accommodation in the private rental sector has become a nightmare. Landlords discriminate against me because of my age and income. It's frustrating to be turned away repeatedly, solely based on stereotypes and biases and HAP is a waste of time.”

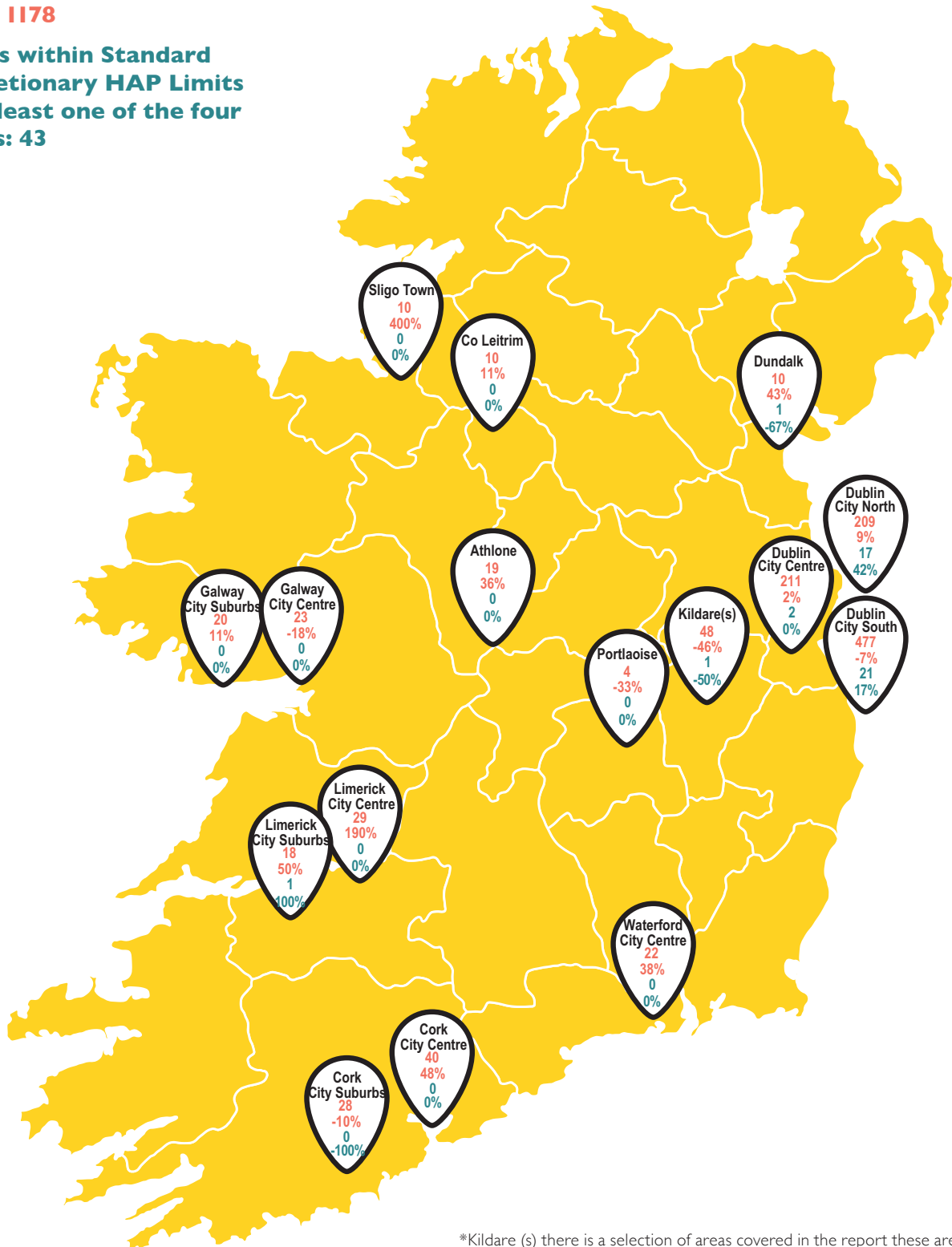
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Properties Available to Rent at Any Price and Within HAP Rates Across the 16 Study Areas

Properties available to rent at any price: 1178

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 43



*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.