

# Locked Out of the Market

December 2024



The December 2024 **Locked Out of the Market** report found 1,233 properties available to rent at any price within the 16 areas over the three dates surveyed. This is 10% increase from the 1,119 properties available in the September 2024 report, and a 7% increase from the 1,149 properties available in December 2023.

75% (893) of the properties available to rent at any price were in the three Dublin areas studied. Portlaoise had the lowest number of properties available to rent, with just 3 properties available across the three days. Just two of the 16 study areas saw a reduction in the number of properties available to rent, including Athlone (-two properties) and Cork City Suburbs (-seven properties). The number of properties available to rent in Portlaoise remained unchanged. 13 of the 16 study areas saw an increase in the number of properties available to rent. These include Cork City Centre (+1 property), Dublin City North (+2 properties), Dublin City South (+46 properties), Dublin City Centre (+3 properties), Dundalk (+13 properties), Galway City Suburbs (+4 properties), Galway City Centre (+5 properties), Kildare (+2 properties), Co. Leitrim (+3 properties), Limerick City Suburbs (+9 properties) Limerick City Centre (+15 properties), Sligo Town (+1 property) and Waterford City Centre (+19 properties).

The December **Locked Out of the Market** report found 46 properties available to rent within HAP limits. This is an increase of 13 from the 33 properties available in the September 2024 report. Just 4% of all properties available to rent examined in this study were available through HAP.

As seen in previous **Locked Out of the Market** reports, the supply of properties within HAP limits was predominantly found in Dublin; 37 (76%) of the 46 HAP properties were found across the three Dublin study areas. The remaining HAP properties were found in Cork City Suburbs (one property), Dundalk (one property), Galway City Suburbs (one property), Kildare (four properties) and Waterford City Centre (two properties). Among study areas where HAP properties were found, Dublin City North was the only study area to see a reduction (-one property) in the number of HAP properties available since the September 2024 report. Eight of the 16 study areas had no properties available to rent within HAP limits. These include Athlone, Cork City Centre, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town and Portlaoise. These study areas had no properties available within HAP limits in either the December or September 2024 reports. Single person households received an increased HAP rate to match that available for couples in June 2022. **Locked Out of the Market 2024** found four properties for single person/couple households within standard HAP limits. There were an additional 15 properties available for single person/couple households 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 extremely limited housing options. For the purpose of this report, studio apartments are not included in the overall figure for HAP properties. However, we note that there were 35 studio apartments available within HAP limits during the study period. Five of these properties were available through standard HAP limits. 34 of the 35 studio apartments were in Dublin and the remaining property was in Kildare.

There was one property available to couple/one parent households with one child through a standard HAP rate. There were 15 properties available through discretionary HAP rates.

There were four properties available to couple/one parent households with two children through a standard HAP rate, one of which overlaps with properties available to families with one child. There were 23 properties available through discretionary HAP rates, 15 of which overlap with properties available to families with one child.

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# Summary of Key Findings



• The report found just **46 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. For comparison, in 2023, an average of 4% of properties were available through HAP, in 2022, the average was 8% and in 2021 the average was 28%.



• **Eight properties** were available through standard HAP limits



• **37 (76%) of the 46 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 eight out of the 16 study areas there were no properties available to rent through HAP in any household category.** These include Athlone, Cork City Centre, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town and Portlaoise.

# Household Types

The study found a total of 46 properties to rent within HAP limits across the 16 study areas in at least one of the four household categories. Eight properties were available within standard HAP limits and the remaining 38 were available under discretionary HAP.



## Single Persons and Couples

There were four properties for single person/couple households within standard HAP limits. Two properties were in Dublin City North, one property was located in Dublin City South and one property was located in Galway City Suburbs. There were an additional 15 properties available for single person/couple households within discretionary HAP limits. These were in Dublin City North (six properties), Dublin City South (six properties), Dublin City Centre (two properties) and Kildare (one property).



## Couple/One Parent with One Child

There was one property available to couple/one parent households with one child through a standard HAP rate, located in Dublin City Centre. There were 15 properties available through discretionary HAP rates. Six properties were in Dublin City North, six properties were in Dublin City South, two properties were in Dublin City Centre and one property was in Kildare.



## Couple/One Parent with Two Children

There were four properties available to couple/one parent households with two children through a standard HAP rate. One property was in Dublin City Centre (overlapping with property available for families with one child), one property was in Dundalk and two properties were in Waterford City Centre. There were 23 properties available through discretionary HAP rates, 8 of which overlap with properties available to families with one child.

## Voices of those Locked Out

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### Brendan

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Landlord came to me said 'your contracts up; I'm not gonna give you another one'. It was hard to find somewhere. Nobody wants to take HAP, that's the problem. Trying to find a place - I looked - and it's just not there like. I was out on the streets for one night. Ended up in here [Cork Simon emergency shelter]. I'd never been in the homeless services before - I've worked for myself all my life. These kinda things, they soul destroy ya, they really do.

”



### Andy

“

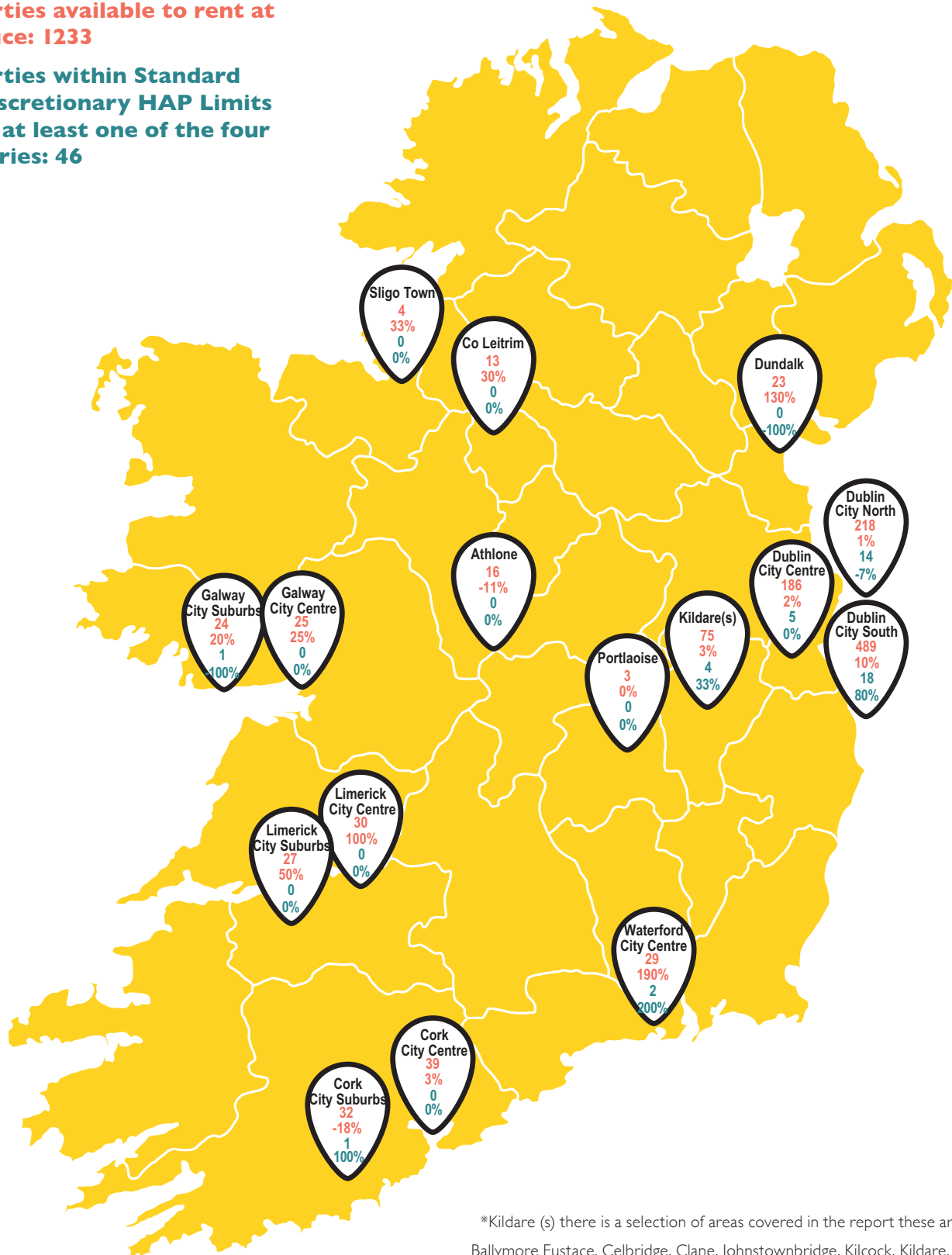
My keyworker and I look on Daft every week, all that is up there is out of my price range and adds to my stress and anxiety. I feel like I am falling through the cracks of society and am invisible.

”

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

Properties available to rent at any price: 1233

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 46



\*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.