

LOCKED OUT OF THE MARKET

MARCH 2021



This Simon Communities of Ireland Locked Out report found there were 2757 properties available to rent at any price within the 16 areas over the three dates surveyed in March 2021.





This represents an 8.7% decrease from the 3019 properties which were available to rent at any price in the December 2020 Locked Out study period. However, it is an 8.4% increase on the 2,543 properties recorded in the September 2020 Locked Out study. As noted in the daft.ie Q4 Report cited above, the Dublin area is driving the supply.

There were just 72 (2.6%) instances of those properties coming within a standard HAP rate in one of the four household categories. The rest of the properties within HAP rates required the discretionary top up. If the full top-up was applied there were 1055 (38%) rental properties available within the standard or discretionary Housing Assistance Payment (HAP) limits in at least one of the four household categories.

In line with the fall in the total number of properties available, HAP properties saw a 9% decrease on the 1160 properties which were available within at least one household HAP category in the December study.

<p>In all, there was an average of 2,757 properties available to rent at any price across the 16 study areas over the three-day period. This represents an 8.7% decrease from the 3,019 properties available during the December study.</p>		<p>81% (2,242) of all properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South), with a particularly high concentration in Dublin City South (1123).</p>	
<p>There were 1055 rental properties available under a standard or discretionary HAP limit in at least one of the four household categories, representing 38% of the total properties available. This represents a decrease of 9% on the 1160 properties which were available within at least one household category in the December study.</p>		<p>The study shows that properties available within HAP limits are predominantly located in Dublin. In fact, nearly 97% (1021) of all HAP properties across the 16 study areas (1055) were located in the three Dublin areas.</p>	
<p>There were just 72 instances of those properties being available to rent within the standard HAP rates in one of the four household categories during the three-day period. The same property may fit into two categories, and that is counted as two instances of availability. In the December study, there had been 93 instances of a property fitting into a standard HAP category.</p>		<p>There were 1,616 instances of those properties being available to rent within the discretionary HAP limits in at least one of the four household categories during the period. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The discretionary rate is 20% everywhere else.</p>	
<p>In six of the 16 areas, there were no properties available to rent in any household category within standard or discretionary Rent Supplement/Housing Assistance Payment HAP limits. Those areas were Athlone, Leitrim, Limerick City Suburbs, Sligo Town, Portlaoise and Waterford City Centre.</p>		<p>Furthermore, Limerick City Centre had just one property that came within a HAP category, and Cork City Centre, Cork City Suburbs, Galway City Centre and Galway City Suburbs each had just two properties that came within a HAP limit.</p>	
<p>There was just one property available to rent for a single person within standard Rent Supplement/Housing Assistance Payment HAP limits across all 16 study areas.</p>		<p>There were eight two-bedroom units within standard HAP rates for a couple/one parent and one child across all 16 study areas.</p>	

Household Types

Singles		Just 1 property was available within standard HAP limits for a single person. 84 properties were found within discretionary limits for single people.
Couples		50 properties were available to rent within the standard HAP limits for a couple. 344 properties were available in this category within discretionary limits. This represented a significant decrease in available properties in this household category since the December study, from 69 and 403 respectively. Supply is overwhelmingly driven by Dublin.
Families 1 Child		Just 8 properties were available to rent for a couple/one parent and one child within standard HAP limits. A further 545 properties were found within discretionary limits, almost all (541 properties) of these located in Dublin.
Families 2 Children		13 properties were available to rent within standard HAP limits for a couple/one parent and two children. A further 643 properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas (629 properties).



Case Studies

A Couple in Limerick who are Rough Sleeping

Colm is in his thirties, and his partner Sarah is in her twenties. They are based in Limerick. They are approved for HAP, but have not been able to find affordable private rental accommodation in the Limerick City area, as there is a lack of affordable supply.

They are currently rough sleeping, as they cannot be accommodated in temporary accommodation together. Colm and Sarah also have addiction issues, which has made it more difficult to access private rental accommodation.

Their support worker organized a viewing for them with a landlord who they were told would accept HAP. However, in their experience, landlords favour non-HAP applicants, and they did not get the tenancy after meeting the landlord.

This Locked Out study found that there were no properties available within Limerick City Suburbs within standard or discretionary HAP rates for couples, and just one property in Limerick City Centre within discretionary HAP rates for couples.

Colm and Sarah's story demonstrates how the odds are stacked against people experiencing homelessness in securing private rental accommodation. The severe shortage of affordable properties makes it almost impossible to find an appropriate tenancy in some circumstances.

Magda's Story - Lack of Accommodation for Single People

Magda is in her fifties, and is based in Limerick. She became homeless after her landlord sold the property she had been renting. She is now living in temporary accommodation, in a homeless hostel. She is currently in education and seeking employment.

She is eligible for HAP, but has not been able to find any affordable properties in the City. She has calculated that in order to find a property, she would have to spend 60% of her income every week on rent alone, on top of HAP.

This Locked Out study found that there were no properties available in Limerick City Centre or Limerick City Suburbs within either standard or discretionary HAP rates.

Magda's story demonstrates how the lack of affordable accommodation on the private rented market throughout the country can keep people trapped in homelessness, and unable to move on with their lives.



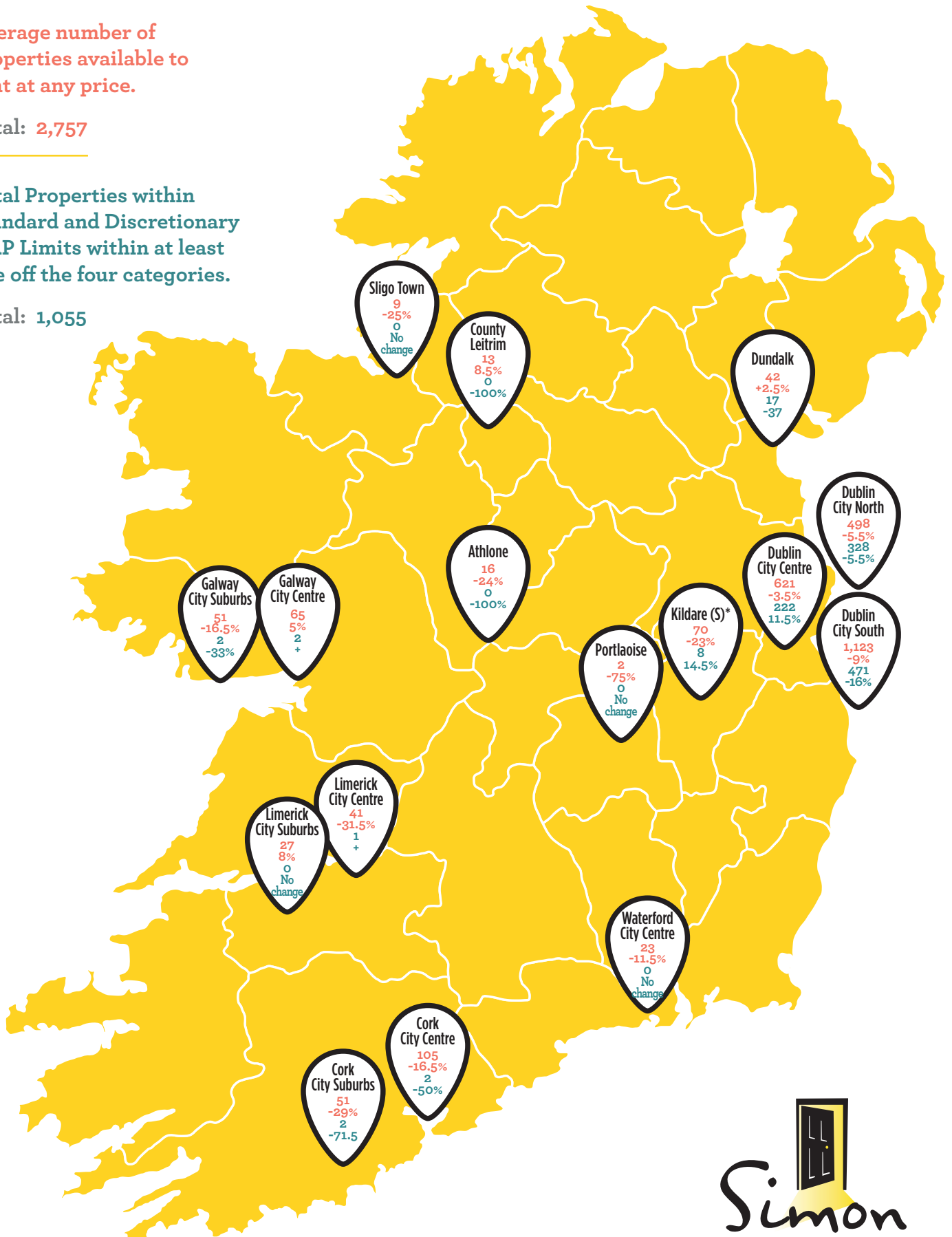
Average Property Rentals

Average number of properties available to rent at any price.

Total: **2,757**

Total Properties within Standard and Discretionary HAP Limits within at least one off the four categories.

Total: **1,055**



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