

LOCKED OUT OF THE MARKET

MARCH 2022



The March 2022 *Locked Out of the Market* report shows yet another stark decline in the availability of affordable properties. 2022 marked the end of Covid-enforced renter protections; on January 12th protections expired including the rent freeze and an increased 90-day notice period when ending a tenancy. The private rental market is affected by an ongoing contraction in supply, an increase in rental prices, and an overall lack of affordability.









March 2022 *Locked Out of the Market* report found 737 unique properties - available to rent at any price within the 16 areas over the three dates surveyed.

There were 80 unique properties available under standard or discretionary Housing Assistance Payment (HAP) limits in at least one of the four household categories, representing 11% of the total unique properties available. There were just 5 unique properties - coming within a standard HAP limit in one of the four household categories. The remaining 75 unique properties - came within discretionary HAP rates for at least one of the four household types examined.

Supply of properties within HAP limits was predominantly available in Dublin. This is not surprising given 68% (502) of all unique properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South). Outside of Dublin, properties available to rent within HAP limits are worryingly low; 10 of the 16 study areas had no properties available to rent in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City suburbs, Galway City Centre, Kildare, Leitrim, Limerick City suburbs, Limerick City Centre, Portlaoise, and Waterford City Centre.





Of the 80 HAP properties available across the 16 areas during the study period, only one location (Galway City Suburbs) had a property (one-bedroom unit) within standard HAP limits for single people. That same property was also the only property available within standard HAP limits for a couple. There was only one additional property affordable under discretionary HAP rates for single people. The lack of affordable, one-bedroom properties is concerning given the rise in homelessness among adults. According to the latest figures released by the Department of Housing, 6,825 adults were living in emergency homeless accommodation; the highest figure for adults ever recorded.



In all there were only 737 unique properties available to rent at any price within the 16 study areas over the three dates surveyed.		68% (502) of all unique properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South). A similar result was seen in the December 2021 <i>Locked Out</i> report, where 72% of all properties available to rent were found in Dublin.	
There were 80 unique HAP properties available to rent within standard or discretionary HAP rates, which represents 11% of total unique properties available. In December, we saw 148 properties available under HAP limits in at least one of the four household categories, representing 11% of total properties available.		49 of 80 unique HAP properties were found in the three Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).	
There were 75 unique properties - available within the discretionary HAP limits in at least one of the four household categories during the study period. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% in other counties.		There were only 12 instances of properties - or 5 unique properties - available to rent within the standard HAP rates in one of the four household categories during the three-day study period.	
In 10 of the 16 study areas, there were no properties available to rent in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City suburbs, Galway City Centre, Kildare, Leitrim, Limerick City suburbs, Limerick City Centre, Portlaoise, and Waterford City Centre.		There was only one property in this study affordable for single people under standard HAP rates. This was in Galway City Suburbs.	

Household Types

Of the 80 properties available to rent across the 16 study areas in at least one of the four household categories of HAP standard and discretionary limits, the following were available:

Single Persons		Only 1 property was available within HAP limits for a single person. This was found in Galway City Suburbs. There was only 1 additional unique property available within discretionary HAP limits for single people.
Couples		For Couples, there was only 1 property available within standard HAP; this was the same property available in Galway City Suburbs for single persons. An additional 15 opportunities were available under the discretionary HAP limits; only 1 of these occurred outside of the three Dublin areas examined.
Couple/ one parent plus one child		There were 3 unique properties available within standard HAP limits for a couple/one parent and one child. A further 45 properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas.
Couple/ one parent plus two children		There were 4 properties available within standard HAP limits for a couple/one parent with two children. An additional 60 occurred within discretionary limits. Again, the majority of these occurred in Dublin. Many of the properties available for this household type were also available under couple/one parent and one child.

Case Studies

Robert

Robert is a single man experiencing homelessness who is struggling to find and compete for affordable accommodation in his area through HAP.

Robert says, “we’re at the bottom of the pile” when it comes to trying to find a place to live in private rented: “You find one that’s in your price range and there’s 6, 7 other people in front of you there and a lot of them have cash in their hand ready to go because they know how hard it is. A lot of them have parents or family that are there behind them. People in our situations don’t have a lot of that support, so we don’t have that option.”

Robert’s story demonstrates how a chronic lack of affordable supply of private rented accommodation within HAP rates creates a huge demand can impact on a person’s chances of finding a home and moving on in their lives.

Louise

Louise and her 2-year-old daughter found themselves homeless in Limerick when their landlord passed away and the property was sold.

Louise had always held successful tenancies, but due to a rise in rents and a lack of affordable properties in the market, she found it impossible to secure a new tenancy. Louise and her daughter were then homeless and stayed in various hotels for 18 months. They are now living in MidWest Simon’s Family Hub emergency accommodation and Louise is still trying to source affordable rental accommodation with her key worker.

Whenever Louise and her key worker mention HAP, the landlord makes an excuse to cancel the viewing. Louise is sad about her lack of housing and feels very guilty that she is forced to raise her daughter in emergency accommodation, not knowing when or if she will find an affordable property.

Louise’s story demonstrates how a chronic lack of affordable accommodation within HAP rates can perpetuate homelessness.

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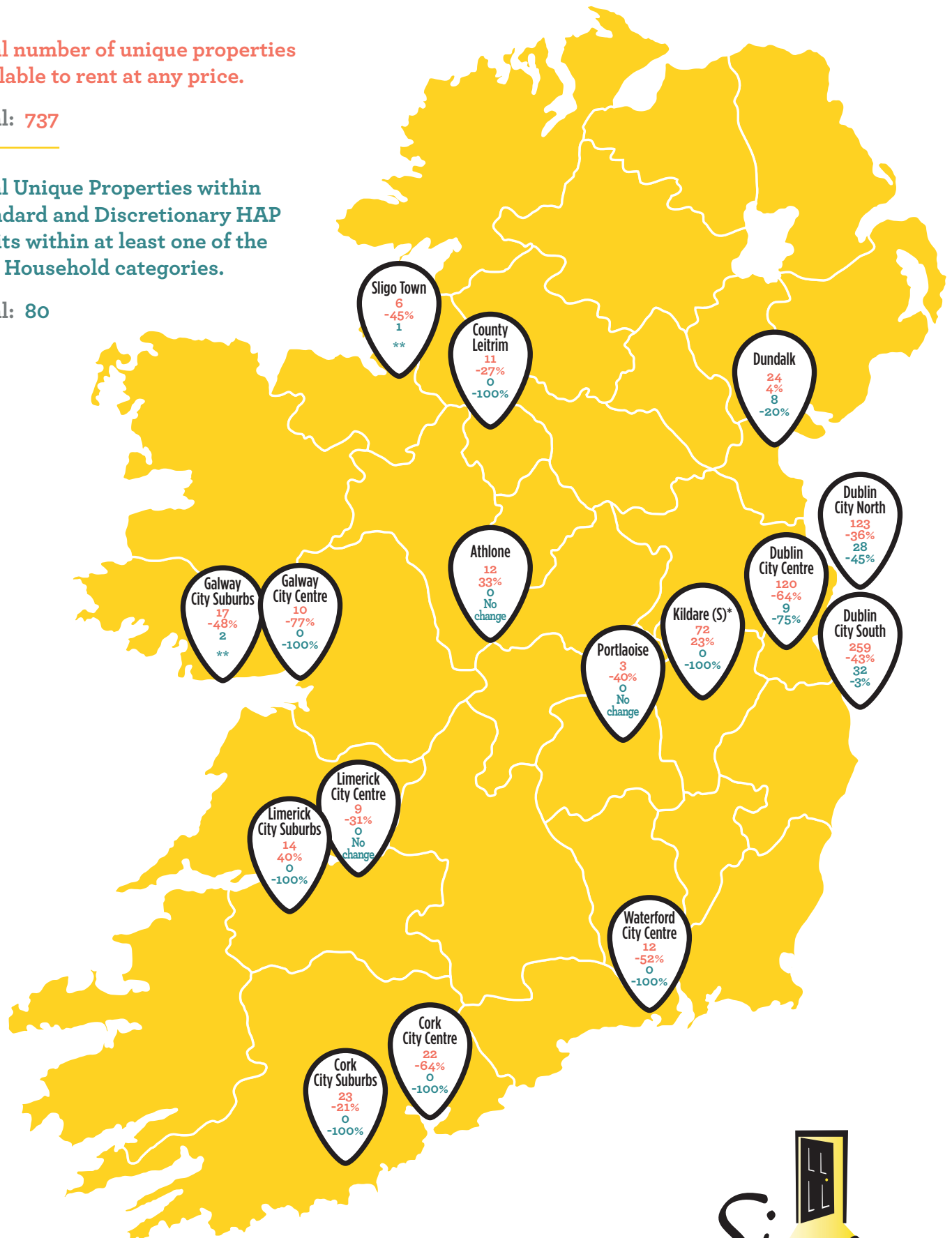
Average Property Rentals

Total number of unique properties available to rent at any price.

Total: 737

Total Unique Properties within Standard and Discretionary HAP Limits within at least one of the four Household categories.

Total: 80



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

** This is an increase from 0 recorded in the previous study, so percentage calculation not possible.