



Locked Out of the Market XIII

The Gap between Rent Supplement/HAP Limits and Market Rents

Snapshot Study

March 2019

Simon Communities in Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken over three consecutive days in November 2018 (21st, 22nd, and 23rd). This report tracks the number of properties advertised to rent within the Department of Social Protection Rent Supplement (RS) limits and Department of Housing, Planning and Local Government (DHPLG) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie² for the following areas: Cork City Centre³, Dublin City Centre⁴, Galway City Centre⁵, Limerick City Centre⁶, Portlaoise, North Kildare,⁷ Athlone, Sligo Town⁸, Dundalk, Leitrim,⁹ and Waterford City Centre.¹⁰ This is the thirteenth snapshot study of this kind and compares the findings to the previous studies providing indicative point-in-time data on the pressure in the private rental sector and reflects the lived experience of people trying to find a home to rent in this period.

The four household categories examined are as follows:

- Single person;
- Couple;
- Couple/One Parent and One Child;
- Couple/One Parent and Two Children.

According to the *Daft.ie 2018 Quarter 4 Rental Report*, rents rose nationwide by an average of 9.8% in the year to December 2018, bringing rents to an all-time high. This most recent quarterly report shows that average national rents rose from €1,334 to €1,347 per month.¹¹ In all, there were 569 properties available to rent with no maximum cost on the dates surveyed. This study showed that 8% of these properties (48) were available within HAP/RS limits for the four household categories included in this study on the dates surveyed.

¹ This is a snapshot study conducted over a three day period therefore findings are indicative of trends in asking prices in the wider rental market.

² Daft.ie is a property website that advertises the asking prices for properties available for sale and for rent. <http://www.daft.ie/about/>

³ Each city centre in daft is known as a "general area" and has a number of specific areas associated with it. Ads are placed in these specific areas. Cork City Centre contains properties to rent in Cork City Centre, Western Road and The Lough (daft.ie).

⁴ Dublin City Centre contains properties to rent in Temple Bar, Dublin 1, Dublin 2, Christchurch, IFSC, North Wall, Smithfield, Hanover Quay (daft.ie).

⁵ Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

⁶ Limerick City Centre contains properties to rent in Limerick City (daft.ie).

⁷ Areas of North Kildare include Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

⁸ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contains properties to rent within each of the townland border (daft.ie).

⁹ Areas of Leitrim contains properties to rent within the county boarder (Daft.ie).

¹⁰ Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, Ballinamona. (daft.ie)

¹¹ Daft.ie 2018 Q3 Rental Price Report, <https://www.daft.ie/report/2018-Q4-rental-report.pdf>

Main Findings

Property Availability

- Ninety-two percent (521 properties) of all properties available to rent during the three-day snapshot study period were above Rent Supplement/Housing Assistance Payment limits. This figure was 94% in August, and 91.5% in November 2017.
- Just 8% of all properties available to rent (48 properties) were available within the limits for the four household categories included in this study, increasing from 6% in the August 2018 study.¹² This was 8.5% in November 2017.
- Of particular concern, not one property was available across all four household categories in Limerick City Centre and Waterford City Centre. Just one property was available across all household categories in three study areas (Leitrim, Sligo Town and Portlaoise).
- There were just five properties available to rent within Rent Supplement/Housing Assistance Payment RS/HAP limits across all study areas for a single person. This represents a minor increase of two properties since August 2018. These properties were located in Athlone, Cork City Centre, Galway City Centre and North Kildare. There were no properties available in the single household category in November 2017.
- There were also just five properties available to rent within RS/HAP limits for a couple across all 11 areas during the study. This was an increase of two properties since August 2018, and the properties were located in Athlone, Cork City Centre, Galway City Centre, and North Kildare. Two properties were available in this category in November 2017.
- In all, there were 569 properties available to rent with no maximum cost. This is an increase of eight properties since the August 2018 Locked Out of the Market report, when 561 properties were available to rent across all 11 study areas. In November 2017, there were 538 properties available to rent.
- The number of properties available to rent with no maximum cost has fallen by 51% since the first Locked Out of the Market study in May 2015, when 1,150 properties were available to rent.¹³
- These figures clearly indicate that increases to RS/HAP limits introduced in July 2016 continue to fall well short of market rents, impacting the viability of social housing provision under the Rent Supplement and Housing Assistance Payment schemes.

Regional Variation

- Significant regional variation is evident across the study findings in terms of numbers of properties available within Rent Supplement/Housing Assistance Payment (RS/HAP) limits. Fewer properties are available within urban centres and regional towns with the vast majority of available properties found in commuter belt towns.
 - The number of properties available within RS/HAP limits in urban centres (10 properties) has increased by just one property since August 2018. In November 2017, 11 properties were available within limits in urban centres.

¹² The four RS/HAP limit categories looked at were: Single Person; Couple; Couple/One Parent with One Child; One Parent/One Parent with Two Children.

¹³ Locked Out of the Market I, published May 2015.

- Just five properties are available within RS/HAP limits in regional towns. This number is unchanged since August 2018.¹⁴ In November 2017, 12 properties were available within limits in regional towns.
- In commuter belt towns, the number of properties available within RS/HAP limits has increased from 20 properties in August 2018 to 33 properties in this study.^{15 16} In November 2017, 23 properties were available to rent in commuter belt towns.

Household types

- Of the 48 properties available to rent across the 11 study areas within all four household categories of Rent Supplement/Housing Assistance Payment (RS/HAP) limits, the following were available;
 - Single persons: Five properties were available within RS/HAP limits for a single person. This is an increase of two properties since August 2018 and represents 10.5% of the total properties available within RS/HAP limits. There were no properties available in this household category in November 2017.
 - Couples: Five properties were available to rent within the RS/HAP limits for a couple, an increase of two properties since August 2018. The percentage share of total properties available within RS/HAP limits for couples stands at 10.5%. Two properties were available in this category in November 2017.
 - Couple/one parent plus one child: 27 properties were available for a couple/one parent and one child within the RS/HAP limits. This comprised 56% of all available properties within RS/HAP limits across all four household categories. It is an increase of nine properties since August 2018. In November 2017, 29 properties were available to rent across all 11 study areas.
 - Couple/one parent plus two children: 11 properties were available within RS/HAP limits for a couple/one parent and two children. This is an increase of one property when compared with August 2018, and amounts to 23% of all available properties within RS/HAP limits for this household category. In November 2017, 15 properties were available in this category.

¹⁴ Regional towns include Sligo Town, Leitrim and Athlone.

¹⁵ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

¹⁶ In Census 2016, Kildare, Louth and Laois were amongst the top ten counties of usual residence of workers commuting to Dublin City and suburbs. Census of Population 2016 – Profile 6 Commuting in Ireland, <http://www.cso.ie/en/releasesandpublications/ep/p-cp6ci/p6cii/p6www/>.

Findings

Presented below are the findings from the Locked Out of the Market three-day snapshot study. An overall picture of the 11 study areas is in *Table 1* below, showing the average number of properties available to rent in each area over the three days of this study (November 21st, 22nd and 23rd 2018). It displays the total number of properties available within Rent Supplement/Housing Assistance Payment limits across each of the four household categories: single person, couple, couple/one-parent with one child and couple/one-parent with two children.

Figure 1 shows the percentage share of available properties for couples/singles and family household categories across the eleven Locked Out studies in this series. The total number of available properties without limits per study is visible beneath the corresponding study month. This is followed by *Figure 2*, *Figure 3* and *Figure 4*, which illustrate the percentage breakdown of properties available per household category in November 2018, August 2018 and May 2018. Regional variations in the distribution of available properties within RS/HAP limits for November 2018, August 2018 and May 2018 are displayed in *Tables 2, 3 and 4*. Finally, there follows a breakdown of tabular and summary findings from each area examined in this study period with like for like comparisons with the findings from the corresponding study in August 2018 and November 2017.¹⁷ The individual area tabular findings show the number of new available properties to rent for the four household types over the three days of the study period.¹⁸

¹⁷ Three studies in this series were carried out in 2017 – March, August and November.

¹⁸ We are always working to improve this report and the accessibility of the information based on feedback. In this report we include rent ranges per each of the 11 regions for one and two bedroomed properties where available, contrasted with those properties which fell within RS/HAP limits.

Table 1: Available properties to rent within RS/HAP limits across 11 study areas on November 21st, 22nd, 23rd 2018

LOCATION	Average number of properties available to rent with no min cost	Single person: Total number of properties available to rent within RS/HAP Limits	Couple: Total number of properties available to rent within RS/HAP Limits	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP Limits	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP Limits
Athlone	30	1	1	1	0
Cork City Centre	28	1	1	2	1
Dublin City Centre	259	0	0	2	0
Dundalk	30	0	0	11	10
Galway City Centre	24	1	1	1	0
North Kildare	72	2	2	7	0
Leitrim	35	0	0	1	0
Limerick City Centre	22	0	0	0	0
Sligo town	28	0	0	1	0
Portlaoise	27	0	0	1	0
Waterford City Centre	41	0	0	0	0
Total:	569	5	5	27	11

Figure 2, Figure 3 and Figure 4 below illustrate the percentage breakdown of properties available per household category in November 2018, August 2018 and November 2017. The pie charts demonstrate that single people and couples remain disproportionately affected with regard to availability of properties within RS/HAP limits in these two specific categories. Only five properties were available to rent for single persons and couples in November 2018. The percentage share of properties available for a couple/one parent and one child has increased to 56% of the total number of properties available within the RS/HAP limits, up 3% since the August 2018 study. It must be acknowledged that a portion of these properties are one-bedroom units, the suitability of which for a family of this size is open to question. Twenty-three percent of properties available within RS/HAP limits were available for a couple/one parent and two children, down 6% since the August 2018 study. These findings suggest the private rented market remains volatile. The increase in RS/HAP limits in July 2016 and the application of discretion (flexibility) are having a greater impact for these household types in terms of access and availability of properties. Of particular concern is the lack of available properties for single people and couples with further measures required to improve access to private rented homes for these household types.

Figure 1: Percentage share of available properties for Singles/Couple & Family Categories across the Locked Out Series May 2015 – November 2018

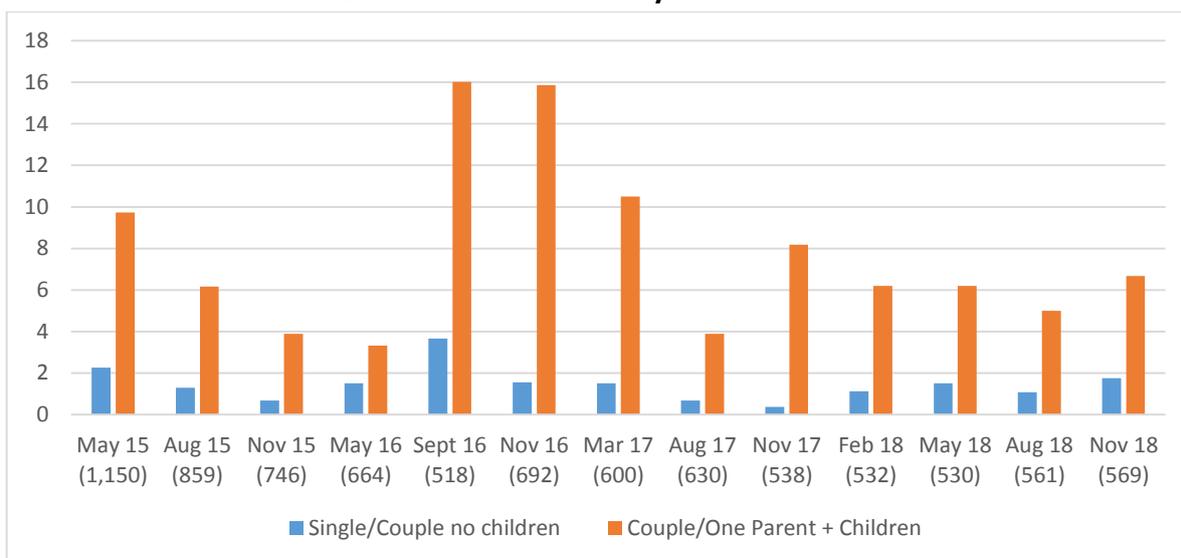


Figure 2: Number of Properties by RS/HAP Household Category November 2018

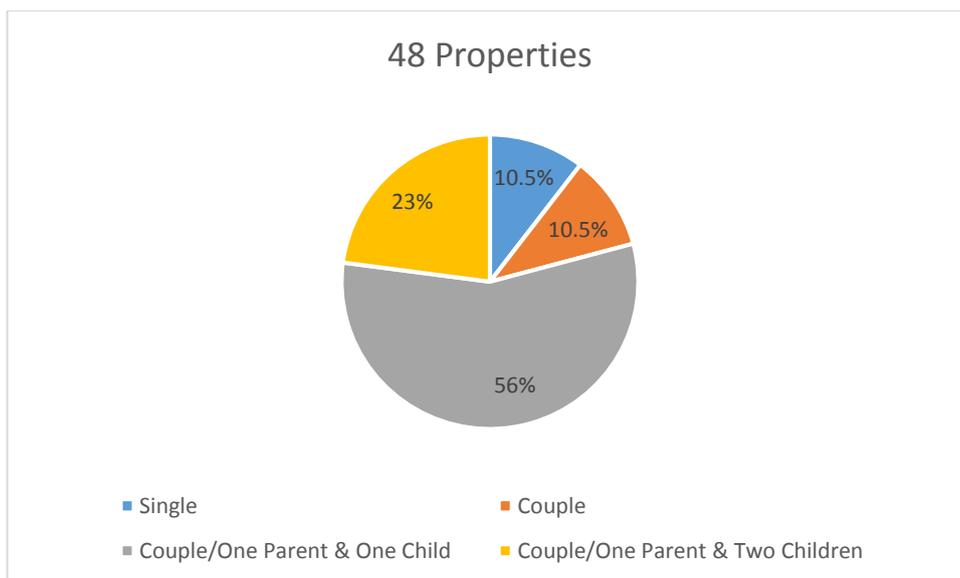


Figure 3: Number of Properties by RS/HAP Household Category August 2018

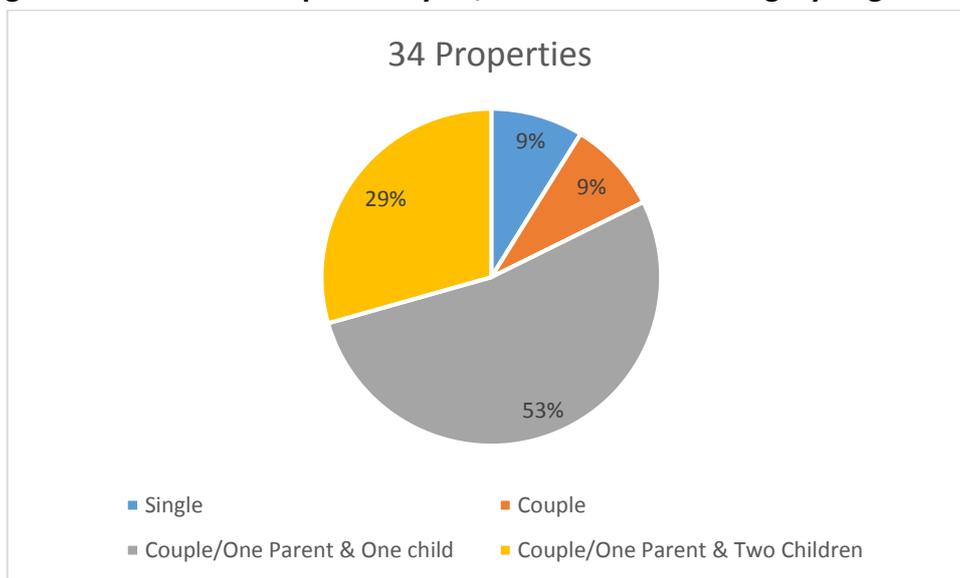


Figure 4: Number of Properties by RS/HAP Household Category November 2017

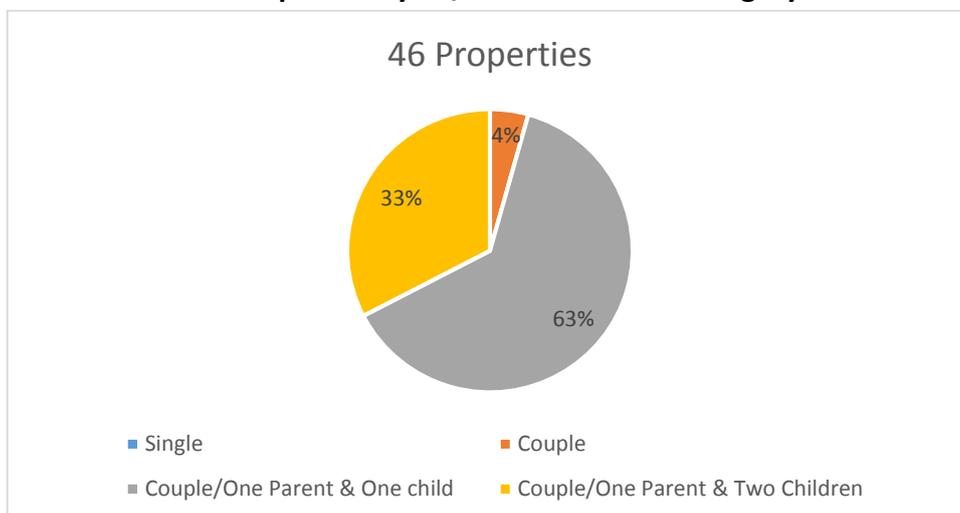


Table 2: Available properties by Household Category & Regional Distribution November 2018

Household Category/Composition Category	Available Properties
Properties available within Single Person limits	Urban Centres ¹⁹ : 2 (Cork City Centre, Galway City Centre) Commuter Belt ²⁰ : 2 (North Kildare) Regional Towns ²¹ : 1 (Athlone)
Properties available within Couple limits	Urban Centres: 2 (Cork City Centre, Galway City Centre) Commuter Belt: 2 (North Kildare) Regional Towns: 1 (Athlone)
Properties available within limits for a couple/one parent + 1 child	Urban Centres: 5 (Cork City Centre, Galway City Centre, Dublin City Centre) Commuter Belt: 19 (Dundalk, North Kildare, Portlaoise) Regional Towns: 3 (Athlone, Leitrim, Sligo Town)
Properties available within limits for a couple/one parent + 2 children	Urban Centres: 1 (Cork City Centre) Commuter Belt: 10 (Dundalk) Regional Towns: 0

Table 3: Available properties by Household Category & Regional Distribution August 2018

Household Category/Composition Category	Available Properties
Properties available within Single Person limits	Urban Centres (0) Commuter Belt (1) Regional Towns (2)
Properties available within Couple limits	Urban Centres (1) Commuter Belt (2) Regional Towns (0)
Properties available within limits for a couple/one parent + 1 child	Urban Centres (7) Commuter Belt (8) Regional Towns (3)
Properties available within limits for a couple/one parent + 2 children	Urban Centres (1) Commuter Belt (9) Regional Towns (0)

Table 4: Available properties by Household Category & Regional Distribution May 2018

Household Category/Composition Category	Available Properties
Properties available within Single Person limits	Urban Centres (0) Commuter Belt (2) Regional Towns (2)
Properties available within Couple limits	Urban Centres (2)

¹⁹ Urban centres include Cork City Centre, Dublin City Centre, Galway City Centre, Limerick City Centre and Waterford City Centre.

²⁰ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

²¹ Regional towns include Athlone, Leitrim and Sligo Town.

	Commuter Belt (2) Regional Towns (0)
Properties available within limits for a couple/one parent + 1 child	Urban Centres (6) Commuter Belt (12) Regional Towns (2)
Properties available within limits for a couple/one parent + 2 children	Urban Centres (0) Commuter Belt (11) Regional Towns (2)

Summary of findings for each location

Athlone

Table 4: Athlone – properties available within RS/HAP limits

Date:	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €450	Couple: Total number of properties available to rent within RS/HAP limits of €470	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €600	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €625
21/11/2018	29	1	1	1	0
22/11/2018	30	0	0	0	0
23/11/2018	32	0	0	0	0
TOTAL		1	1	1	0

Athlone Summary

- There was an average of 30 properties available to rent in Athlone in this study period, an increase of ten properties since the August 2018 study. Property availability has increased since November 2017 when a three-day average of 13 properties was recorded.
- Three properties were available to rent within RS/HAP limits across all four household categories in this study period, representing an increase of two properties since August 2018 and November 2017.
- One property was available within RS/HAP limits for a single person, mirroring the findings from August 2018.
- One property was available within RS/HAP limits for a couple during the study period, an increase of one property on the previous study in August 2018.
- One property was available within RS/HAP limits for a couple/one parent and one child, representing an increase of one property since August 2018.
- No properties were available within RS/HAP limits for a couple/one parent and two children during this study period, representing no change since August 2018.
- Rents for a one-bedroom property in Athlone ranged from €433 to €900 for the four available properties, three of which were beyond RS/HAP limits.
- Rents for a two-bedroom property in Athlone ranged from €750 to €1400 for the 15 available properties, all of which were beyond RS/HAP limits.
- Rents increased in Co. Westmeath by an average of 14.1% in the year to Q3 2018.²²
- Since RS/HAP limits were increased in Q3 2016²³, rents in Westmeath have increased by 28% according to Daft.ie quarterly reports.²⁴

²² Daft.ie Rental Price Report, Q3 2018, <https://www.daft.ie/report/2018-Q3-rentalprice-daftreport.pdf>.

²³ Rent Supplement and HAP limits were increased from July 2016 <https://www.welfare.ie/en/pressoffice/Pages/pr280616.aspx>

²⁴ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

Cork City Centre

Table 5: Cork City Centre properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €485	Couple: Total number of properties available to rent within RS/HAP limits of €575	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €700	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €725
21/11/2018	28	0	0	1	1
22/11/2018	28	0	0	0	0
23/11/2018	29	1	1	1	0
TOTAL		1	1	2	1

Cork City Centre Summary

- There was an average of 28 properties to rent in Cork City Centre over the course of the study period. This is a significant decrease of 19 properties when compared to August 2018. Thirty-one properties were available in November 2017.
- There were five properties available within RS/HAP limits in Cork City Centre over this study period, representing an increase of three properties since August 2018 and an increase of two properties since November 2017.
- One property was available to rent within the RS/HAP limits for a single person over the three days of the study, a minor increase of one property since August 2018 and November 2017.
- One property was available within RS/HAP limits for a couple during this study period. In August 2018, no properties were available in this category.
- Two properties were available within RS/HAP limits for a couple/one parent and one child. This figure remains unchanged since August 2018. All of these properties were one-bedroom units, the suitability of which for a family of this size is open to question.
- One property was available within RS/HAP limits for a couple/one parent and two children, an increase of one property from August 2018.
- Rent in Cork City Centre ranged from €542 to €1,400 for the eight one-bedroom properties available, with seven properties above RS/HAP limits.
- Rent in Cork City Centre ranged from €920 to €1,800 for the 12 two-bedroom properties available, all of which were above RS/HAP limits.
- Rents increased in Cork City by an average 13.7% in the year to Q3 2018.²⁵
- Since RS/HAP limits were increased in Q3 2016, rents in Cork City Centre have increased by 20% according to Daft.ie quarterly reports.²⁶

²⁵ Ibid 29.²⁶ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

Dublin City Centre**Table 6: Dublin City Centre properties available within RS/HAP limits**

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within RS/HAP limits of €660	Couple: Total number of properties available to rent within RS/HAP limits of €900	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €1250	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €1275
21/11/2018	254	0	0	2	0
22/11/2018	258	0	0	0	0
23/11/2018	265	0	0	0	0
TOTAL		0	0	2	0

Dublin City Centre Summary

- There was an average of 259 properties available to rent in Dublin City Centre over the study period. This is an increase of 13 properties since the previous study in August 2018. In November 2017 there were 211 properties available to rent in Dublin City Centre.
- There were two properties available within RS/HAP limits in Dublin City Centre in this study period, a decrease of two properties since August 2018. In November 2017, five properties were available within RS/HAP limits across all four categories.
- There were no properties available to rent within RS/HAP limits for a single person, representing a continuation of the findings from the August 2018 study.
- No properties were available to rent within RS/HAP limits for a couple. This is a decrease of one property since the August 2018 study.
- There were two properties available to rent within RS/HAP limits for a couple/one parent and one child in November 2018, a decrease of one property since August. Both properties were one-bedroom units, the suitability of which for a family is questionable.
- There were no properties available to rent within RS/HAP limits for a couple/one parent and two children across the three days of this study. This figure remains unchanged since the August 2015 study.
- Rents in Dublin City Centre ranged from €953 to €4,550 for the 89 one-bedroom properties available, 87 of which were above RS/HAP limits.
- Rents in Dublin City Centre ranged from €1,400 to €4,750 for the 131 two-bedroom properties available, all of which were above RS/HAP limits.
- Rents increased in Dublin City Centre by an average of 10.8% in the year to Q3 2018.²⁷
- Since RS/HAP limits were increased in Q3 2016, rents in Dublin City Centre have increased by 28% according to Daft.ie quarterly reports.²⁸

²⁷ Ibid 29²⁸ Ibid 33.

Dundalk**Table 7: Dundalk properties available within RS/HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within HAP limits of €575	Couple: Total number of properties available to rent within HAP limits of €650	Couple/One Parent + 1 Child: Total number of properties available to rent within HAP limits of €975	Couple/One Parent + 2 Children: Total number of properties available to rent within HAP limits of €1050
21/11/2018	29	0	0	10	8
22/11/2018	30	0	0	1	2
23/11/2018	30	0	0	0	0
TOTAL		0	0	11	10

Dundalk Summary

- There was an average of 30 properties available to rent in Dundalk during this study period, representing a decrease of eight properties when compared to August 2018. Twenty-seven properties were available in November 2017.
- There were 21 properties available to rent within RS/HAP limits during this study period, representing a minor increase of 2 properties since August 2018. Nineteen properties were available to rent within RS/HAP limits in Dundalk in November 2017.
- There were no properties available to rent within RS/HAP limits for a single person across the three days of the study. In August 2018, one property was available within this category.
- There were no properties available to rent for a couple across this study period, a decrease of two properties since August 2018.
- There were 11 properties available to rent within RS/HAP limits for a couple/one parent and one child. This figure represents an increase of four properties since August 2018.
- There were ten properties available to rent within RS/HAP limits for a couple/one parent and two children. In August 2018, nine properties were available in this category.
- Rents in Dundalk ranged from €750 to €950 for the four one-bedroom apartments available.
- Rents in Dundalk ranged from €800 to €1,700 for the 12 two-bedroom properties available, two of which were beyond RS/HAP limits.
- Rents increased in Co. Louth by an average of 11.9% in the year to Q3 2018.²⁹
- Since RS/HAP limits were increased in Quarter 3 2016, rents in Dundalk have increased by 31% according to Daft.ie quarterly reports.³⁰

Galway City Centre²⁹ Ibid 29.³⁰ Ibid 33.

Table 8: Galway City Centre – properties available within RS/HAP limits

Date	Total Number of properties to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €575	Couple: Total number of properties available to rent within RS/HAP limits of €650	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €850	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €875
21/11/2018	26	1	1	1	0
22/11/2018	23	0	0	0	0
23/11/2018	24	0	0	0	0
TOTAL		1	1	1	0

Galway City Centre Summary

- There was an average of 24 properties available to rent in Galway City Centre³¹ over the study period. This figure remains unchanged since August 2018. This represents an increase of nine properties when compared to November 2017 when 15 properties were available.
- There were three properties available within RS/HAP limits in Galway City Centre during this study period, an increase of two properties since August 2018. There were no properties available within RS/HAP limits in Galway City Centre in November 2017.
- There was one property available within RS/HAP limits for a single person over the course of the study period. This is an increase of one property since August 2018.
- One property was available for a couple during this study period, an increase of one property since August 2018.
- One property was available to rent over the three days of the study within RS/HAP limits for a couple/one parent and one child. This matches the findings of the August 2018 study.
- There were no properties available within RS/HAP limits for a couple/one parent and two children during the study period. This figure remains unchanged since May 2018.
- Rents in Galway City Centre ranged from €550 to €1,200 for the three one-bedroom properties available, two of which were beyond RS/HAP limits.
- Rents in Galway City Centre ranged from €900 to €2,250 for the 17 two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Galway City by an average of 16.1% in the year to Q3 2018.³²
- Since RS/HAP limits were increased in Q3 2016, rents in Galway City Centre have increased by 27% according to Daft.ie quarterly reports.³³

³¹ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie which also includes the wider Galway City area.

³² Ibid 29.

³³ Ibid 33.

North Kildare

Table 9: North Kildare – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €575	Couple: Total number of properties available to rent within RS/HAP limits of €650	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €975	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €1050
21/11/2018	73	1	1	3	0
22/11/2018	74	1	1	3	0
23/11/2018	69	0	0	1	0
TOTAL		2	2	7	0

North Kildare Summary

- There was an average of 72 properties available to rent across North Kildare during this study period. This is an increase of 18 properties on the findings from the August 2018 study and a dramatic decrease on November 2017 when 100 properties were available.
- There were 11 properties available to rent within RS/HAP limits in North Kildare during this study period. This is a significant increase of ten properties since the August 2018 study. In November 2017 there were four properties to rent within RS/HAP limits.
- Two properties were available to rent within RS/HAP limits for a single person over the study period, an increase of two properties from August 2018.
- Two properties were available for a couple across the three days of this study, representing an increase of two properties since August 2018.
- Seven properties were available within RS/HAP limits for a couple/one parent and one child over the study period representing an increase of six properties since August 2018. Four of these were one-bed properties, the suitability of which for this family type is questionable.
- There were no properties available within RS/HAP limits for a couple/one parent and two children during this study period representing no change since May 2018.
- Rents in North Kildare ranged from €500 to €1,300 for the eight one-bedroom properties available, two of which were beyond RS/HAP limits.
- Rents in North Kildare ranged from €1,120 to €1,400 for the six two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Co. Kildare by an average of 9.8% in the year to Q3 2018.³⁴
- Since RS/HAP limits were increased in Q3 2016, rents in Kildare have increased by 22% according to Daft.ie quarterly reports.³⁵

³⁴ Ibid 29.³⁵ Ibid 33.

Co. Leitrim

Table 10: Co. Leitrim – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €340	Couple: Total number of properties available to rent within RS/HAP limits of €370	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €450	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €475
21/11/2018	34	0	0	0	0
22/11/2018	36	0	0	1	0
23/11/2018	36	0	0	0	0
TOTAL		0	0	1	0

Co. Leitrim Summary

- There was an average of 35 properties available to rent in Co. Leitrim over this three-day snapshot study period, an increase of 18 properties when compared to August 2018. Thirty-eight properties were available to rent in November 2017.
- There was only one property available to rent in Leitrim across the four household categories of RS/HAP limits over the three days of the study, a reduction of three properties on the August study period. This is a significant decrease of ten properties since November 2017.
- No properties were available to rent within the RS/HAP limits for a single person during the study period. There were no properties available to rent within these limits during the August 2018 study.
- No properties were available to rent within the RS/HAP limits for a couple during the study period mirroring the findings from August 2018.
- One property was available to rent within RS/HAP limits for a couple/one parent and one child, representing a decrease of one property since August 2018.
- No properties were available within RS/HAP limits for a couple/one parent and two children, representing a decrease of two properties since August 2018.
- Rents in Leitrim ranged from €450 to €550 for the two one-bedroom properties available, one of which was beyond RS/HAP limits.
- Rents in Leitrim ranged from €500 to €600 for the six two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Co. Leitrim by an average of 8.4% in the year to Q3 2018.³⁶
- Since RS/HAP limits increased in Q3, rents in Co. Leitrim have increased by 14% according to Daft.ie quarterly reports.³⁷

³⁶ Ibid 29.³⁷ Ibid 33.

Limerick City Centre

Table 11: Limerick City Centre – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €420	Couple: Total number of properties available to rent within RS/HAP limits of €450	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €650	Couple/ One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €700
21/11/2018	25	0	0	0	0
22/11/2018	20	0	0	0	0
23/11/2018	20	0	0	0	0
TOTAL		0	0	0	0

Limerick City Centre Summary

- There was an average of 22 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is an increase of three properties since the August study. In November 2017, property availability stood at 16 properties.
- There were no properties available within RS/HAP limits in Limerick City Centre, representing a decrease of one property since August 2018 and a decrease of two properties since November 2017.
- There were no properties available to rent over the three days within the RS/HAP limits for a single person in Limerick City Centre. This mirrors the findings of the August 2018 study.
- There were no properties available to rent over the three days within the RS/HAP limits for a couple in Limerick City Centre. This mirrors the findings of the August 2018 study.
- There were no properties available within RS/HAP limits for a couple/one parent and one child during this study period, representing no change since August 2018.
- There were no properties available to rent within the RS/HAP limits for a couple/one parent and two children over the three days of this study, a decrease of one property since August 2018.
- Rent for a one-bedroom property in Limerick City Centre ranged from €550 to €1,250 for the four one-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents in Limerick City Centre ranged from €950 to €1,300 for the 15 two-bedroom properties available, nine of which were beyond the reach of RS/HAP limits.
- Rents increased in Limerick City by an average of 20.3% in the year to Q3 2018.³⁸
- Since RS/HAP limits were increased in Q3 2016, rents in Limerick City Centre have increased by 34% according to Daft.ie quarterly reports.³⁹

³⁸ Ibid 29.³⁹ Ibid 33.

Portlaoise

Table 12: Portlaoise- properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €420	Couple: Total number of properties available to rent within RS/HAP limits of €433	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €580	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €610
21/11/2018	24	0	0	0	0
22/11/2018	27	0	0	1	0
23/11/2018	30	0	0	0	0
TOTAL		0	0	1	0

Portlaoise Summary

- There was an average of 27 properties available to rent in Portlaoise over the November 2018 study period, an increase of 15 properties when compared to August 2018. Twenty-nine properties were available to rent in Portlaoise in November 2017.
- There was one property available to rent within the RS/HAP limits across all categories over the three days of this study period. This is the first time a property has been available within RS/HAP limits in Portlaoise since the first Locked Out Study in May 2015.
- Rents in Portlaoise ranged from €520 to €800 for the two one-bedroom properties available, one of which was beyond RS/HAP limits.
- Rents in Portlaoise ranged from €750 to €1,000 for the 13 two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Co. Laois by an average of 12.6% in the year to Q3 2018.⁴⁰
- Since RS/HAP limits increased in Q3 2016, rents in Co. Laois have increased by 27% according to Daft.ie quarterly reports.⁴¹

⁴⁰ Ibid 29.⁴¹ Ibid 33.

Sligo Town**Table 13: Sligo Town – properties available within RS/HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €460	Couple: Total number of properties available to rent within RS/HAP limits of €490	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €550	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €575
21/11/2018	29	0	0	0	0
22/11/2018	28	0	0	0	0
23/11/2018	27	0	0	1	0
TOTAL		0	0	1	0

Sligo Town Summary

- There was an average of 28 properties available to rent in Sligo town over the November 2018 study period. This represents an increase of 11 properties since August 2018 and an increase of ten properties since November 2017.
- There was one property available within RS/HAP limits in Sligo town during this study period representing a decrease of one property since August 2018. No properties were available across all four household categories in November 2017.
- There were no properties available to rent within the RS/HAP limits for a single person during this study period, a decrease of one property from August 2018.
- There were no properties available to rent within RS/HAP limits for a couple, representing no change since August 2018.
- There was one property available within RS/HAP limits for a Couple/One Parent and one Child during this study period, mirroring the findings from August 2018.
- There were no properties available within RS/HAP limits for a Couple/One Parent and two Children during the study period, representing no change since August 2018.
- Rents in Sligo ranged from €500 to €750 for the 12 one-bedroom properties available, 11 of which were beyond RS/HAP limits.
- Rents in Sligo ranged from €600 to €950 for the 12 two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Co. Sligo by an average of 10.1% in the year to Q3 2018.⁴²
- Since RS/HAP limits increased in Q3 2016, rents in Co. Sligo have increased by 19% according to Daft.ie quarterly reports.⁴³

⁴² Ibid 29.⁴³ Ibid 33.

Waterford City Centre**Table 14: Waterford City Centre – properties available within RS/HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €430	Couple: Total number of properties available to rent within RS/HAP limits of €450	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €550	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €575
21/11/2018	40	0	0	0	0
22/11/2018	41	0	0	0	0
23/11/2018	42	0	0	0	0
TOTAL		0	0	0	0

Waterford City Centre Summary

- There was an average of 41 properties available in Waterford City Centre over the course of the three days of this snapshot study, a significant decrease of 26 properties when compared to the August 2018 study. Forty properties were available to rent in Waterford City Centre in November 2017.
- There were no properties available to rent within RS/HAP limits across all four household categories during this study period mirroring the findings. This represents a decrease of one property since August 2018. One property was available within RS/HAP limits in November 2017.
- There were no properties available to rent within RS/HAP limits for a single person during the November 2018 study period, mirroring the findings from August 2018.
- There were no properties available to rent within RS/HAP limits for a couple over the three days of the snapshot study, reflecting the findings of the August 2018 study.
- There were no properties available within RS/HAP limits for a Couple/One Parent and one child, representing a decrease of one property since August 2018.
- There were no properties available within RS/HAP limits for a Couple/One Parent and two children, mirroring the findings from August 2018.
- Rents in Waterford City Centre ranged from €650 to €825 for the 3 one-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents in Waterford City Centre ranged from €750 to €2,000 for the 17 two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Waterford City Centre by 19.7% in the year to Q3 2018.⁴⁴
- Since RS/HAP limits increased in Q3 2016, rents in Waterford City Centre have increased by 30% according to Daft.ie quarterly reports.⁴⁵

⁴⁴ Ibid 29.⁴⁵ Ibid 33.

About Simon Communities

The Simon Communities support over 13,000 men, women and children. We have 50 years of experience providing homeless, housing and treatment services to people facing the trauma and stress of homelessness. We are a network of independent Communities based in Cork, Dublin, Dundalk, Galway, the Midlands, the Mid West, the North West and the South East, responding to local needs and supported by a National Office in the areas of policy, research, communications and best practice. We share common values and ethos in tackling homelessness and, informed by our grassroots services, we campaign for more effective policies and legislation regionally, nationally and at European level. Whatever the issue, Simon's door is always open for as long as we are needed. For more information, please visit www.simon.ie.

Services include:

- Homelessness prevention, tenancy sustainment and resettlement.
- Street outreach, emergency accommodation and harm reduction.
- Housing with support and Housing First services.
- Homeless specific health and wellbeing services (counselling; addiction treatment and recovery; and mental health supports).
- Personal development, education, training and employment services.
- Foodbanks, drop-in centres and soup runs.

For further information contact

Liam Corcoran

Communications & Campaigns Officer

Ph: 085 806 5141

E: communications@simoncommunity.com

W: simon.ie