



***Locked Out of the Market- A Comparative Study of
Availability of Private Rental Accommodation within Housing
Assistant Payment (HAP) limits in Irish Cities post Covid-19
Measures***

Simon Communities of Ireland

April 2020

REPORT OVERVIEW

This snapshot study intends to capture whether the outbreak of Covid-19 and the accompanying measures have impacted the availability of private rental accommodation, particularly in relation to accommodation within the Housing Assistant Payment (HAP) limits for four Irish cities. This study looks at properties available for rent in a number of urban areas across the country on Monday 2nd March 2020, Wednesday 25th March 2020 and Wednesday 15th April 2020.

Media reports suggest that the Covid-19 crisis has led to a collapse in Airbnb bookings because of the dramatic decline of the tourist industry in response to government measures to curb the spread of the virus. Reports suggest that there has been a corresponding rise in properties available to rent on [daft.ie](https://www.daft.ie), suggesting that property owners are moving away from the short-term letting option of Airbnb and towards more long-term rental leases in the private rental market.

The Simon Communities of Ireland release a quarterly “[Locked Out](#)” Report which analyses the availability of properties on [daft.ie](https://www.daft.ie) within the HAP limits across 16 regions.

This snapshot study uses the methodology of the “Locked Out” reports as a means to identify quickly if there is validity to these recent reports around an increase in availability of properties for rent on [daft.ie](https://www.daft.ie). This study indicates that there may be an increase in properties available within the HAP limits.

The study incorporates nine [daft.ie](https://www.daft.ie) regions; Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Galway City Centre, Galway City Suburbs, Cork City Centre and Cork City Suburbs.

The study reviews the properties available under the HAP rates available for;

1. Single people (one bedroom properties);
2. Couples with no children (one bedroom properties);
3. Couples/one parent with one children (one or two bedroom properties); and
4. Couples/one parent and two children (two bedrooms plus).

The study applies both standard and discretionary HAP rates in relation to each demographic group in each region. In Dublin the discretionary rate is an additional 50%, outside Dublin it is an additional 20%.

MAIN FINDINGS

Across all nine regions there has been a 37.9% (504) increase in properties available to rent at any cost, rising from 1,330 rental properties on Monday 2nd March before the Covid-19 crisis to 1,834 properties on Wednesday 15th April. This appears to indicate a continued growth in available rental properties on daft.ie throughout the crisis, as on Wednesday 25th March there had been 1762 properties available, which had represented a 32% increase at that point on the pre-Covid availability on 2nd March.

Overall private rental property availability jumped significantly since the onset of the Covid-19 crisis, and has continued to grow.

It should be noted however, that despite this further increase in available rental properties between 25th March and 15th April, there has been a minor decrease in the number of rental properties available within any HAP category. While on 25th March there were 510 rental properties available within a HAP rate category for one or more of the four demographic groups, this fell by 4% to 491 on 15th April.

On 25th March, rental properties available within any category of HAP limits represented 29% (510) of the total 1,762 available properties on daft.ie across the four cities, whereas properties within any category of HAP limits fell slightly to represent 27% (491) of the total 1,834 available properties on 15th April.

Therefore, while overall availability has grown as the Covid-19 crisis has progressed, availability of HAP qualifying rental properties has not continued to grow after the initial jump in HAP property availability.

Significantly, of these 491 rental properties across the four cities which fit into a standard or discretionary HAP category, an overwhelming majority of 474 were in the Dublin regions, leaving just 17 properties fitting within a HAP category across the three other cities; Limerick, Cork and Galway.

Crucially, across the country, there were just 58 instances on 15th April of properties being available across any of the four categories within standard HAP rates. This demonstrates that in the vast majority of cases where a property is within a HAP rate, the discretionary higher rate of HAP is required.

Availability of HAP qualifying properties has not jumped significantly outside of Dublin in either of the studies on 25th March or 15th April since the onset of the Covid-19 crisis

It is clear from both the March 25th and April 15th studies that since the introduction of measures to combat the Covid-19 crisis, there have been very significant increases in the availability of rental properties within the homeless HAP limits in the three Dublin regions across all four demographic categories. Increases within standard HAP limits in Dublin have been more modest.

- For single people, there were no properties available across all three Dublin regions within the standard HAP limits, representing no improvement on the pre-Covid situation, despite the overall surge in available properties. When properties within homeless HAP rates were also included, there were 19 properties available across the Dublin regions on 15th April, an increase from just 10 properties pre-Covid on 2nd March.
- For couples without children, across the three Dublin regions there were 13 properties available within the standard HAP limit on 15th April, an increase in availability from 6

properties compared to 2nd March. When homeless HAP limits are included, availability increased to 120 properties on 15th April, up 60% on the 75 properties within homeless HAP limits pre-Covid on 2nd March.

- For couples or one parent with one child, there were 26 properties available within standard HAP limits on 15th April, and increase from 16 properties on 2nd March. When properties within homeless HAP limits are also included, there was a 57% increase from 248 properties available across the three Dublin regions on 2nd March to 389 properties on 15th April.
- It should be noted that of those 389 properties, 279 are one-bedroom properties, the suitability of which for a couple/one parent with one child is questionable.
- For couples or one parent with two children, there were just two properties available across the Dublin regions within standard HAP limits. However, there has been a substantial 81% increase in availability of properties within homeless HAP across the three Dublin regions from 92 on 2nd March to 167 on 15th April.

Therefore, most of the increases of properties available in Dublin within HAP limits are accounted for under the homeless HAP limit, which is 50% higher than the standard HAP limits. This indicates that market rates remain by and large beyond the standard HAP rates across the Dublin regions.

While there has been a clear increase in properties available within the homeless HAP limits since the onset of the Covid-19 crisis in Dublin, this increase has not continued at the same pace as the overall increase in properties available as the crisis period has progressed from 2nd March to 25th March to 15th April.

In terms of affordability, there has been a moderate fall in the median prices of 1, 2 and 3 bed properties in the Dublin City Centre, North Dublin City and South Dublin City, suggesting better affordability on the market in Dublin.

The significant increase in availability of properties within HAP limits is limited to Dublin, and is not reflected in other cities. While significant increases in overall availability has occurred in other cities, it has not led to significant increases in HAP availability.

There have been a flat-lining or slight decreases in properties available within HAP limits in Galway and Limerick despite overall increases in available properties in those cities, indicating that the market rates for rental properties remain mostly beyond standard HAP and discretionary HAP limits in those cities.

For example, In Galway City Centre there has been a very large 130% increase in properties available at any cost of the short period, from 26 properties on 2nd March to 60 properties on 15th April. However, just three properties of these 60 came within a HAP limit, representing just 5% of available properties in Galway City Centre.

In Limerick City Centre and Limerick City Suburbs there remained no properties available within either standard or discretionary HAP limits for single people or couples, representing no improvement on the pre-Covid situation, despite the increase in properties available to rent overall.

There has been only a very modest increase in properties available within HAP limits in Cork City. Cork City Centre saw a large rise of 30% in properties available at any price, from 40 on 2nd March to 52 on 15th April. There remained no properties available for single people in Cork City Centre within either HAP limit, and just one property available for couples without children within Cork City Centre. In fact, just four properties fell into any HAP category in Cork City Centre of the total 52, and three of those properties required the discretionary HAP limit.

Cork City Centre

- The number of properties available to rent at any cost increased by 30% from 40 on 2nd March to 52 properties on 15th April in Cork City Centre. However this represents a minor fall from the 58 properties available in the first study on 25th March since the onset of Covid-19 in Ireland.
- The median cost of one-bed properties remained steady at €1200, fell somewhat for two-bed properties from €1575 to €1523 but rose sharply for three-bed properties from €1650 to €2300.
- These changes in median prices suggest there has not been any significant improvement in affordability in Cork City Centre.
- Of the 52 available rental properties, just 8% (n. 4) were within the HAP limits for at least one of the four demographic groups – a fall from the 9 rental properties within HAP limits on 25th March, the first since the onset of Covid-19 in Ireland
- No properties were available to rent within standard or discretionary HAP limits for single people, couples without children or couples /one parent with two children in Cork City Centre.
- The four properties available within HAP limits in Cork City Centre all relate to couples/one parent with one child. Three of these properties require the discretionary HAP limit and all four of them were one-bedroom properties.

Cork City Suburbs

- Cork City Suburbs saw no increase between 2nd March and April 15th, with availability of properties to rent at any cost remaining at 59.
- The median cost of one-bed properties remained unchanged at €1205, rose somewhat for two-bed properties from €1375 to €1400, and fell slightly for three-bed properties from €1650 to €1590.
- Of the 59 properties available to rent at any cost, just 3 were within HAP limits for at least one of the four demographic groups. This is a minor decrease from 5 properties available to rent in the first study on 25th March since the onset of Covid-19 in Ireland.

Dublin City Centre

- On 2nd March there were 270 properties available on [daft.ie](https://www.daft.ie) in Dublin City Centre. This increased to 474 properties by 15th April, representing a very large 75% increase over the period.
- The median prices for properties in Dublin City Centre have fallen since the pre-Covid study, from €2000 to €1750 for a one bed property, €2995 to €2300 for a two bed property and €3850 to €3000 per month for a three bed property, indicating that the influx of properties into the market may have reduced cost.
- Of the 270 properties available in Dublin City Centre on 2nd March, no properties were available within the standard HAP limits. As of 15th April, this had increased to 9 properties available within standard HAP limits.
- The number of properties available to single people within the standard HAP limit, remained at 0, however the level increased from 0 to 3 within the homeless HAP limit by 15th April.

- There was a very large increase in properties available to couples with no children within HAP limits, from no properties available within the limits on 2nd March to 23 properties on 25th March, although just one of those 23 properties was within standard HAP limits. This increased supply held up on 15th April, with 24 properties within either HAP limit for that category.
- By 15th April there had been a modest increase from 0 to 6 properties available within the standard HAP limit for couples/one parent with one child. However, once homeless HAP limits are included, there was a very large increase of 117% in properties available to couples/ one parents with one child, from 47 on 2nd March, to 102 on 15th April.
- There was a very slight increase in properties available within the standard HAP limit for a family with two children, from no properties to 1 property on 15th April. However, 25 properties were available within homeless HAP limits for this category, representing a very significant jump from just 4 properties available to that category on 2nd March.

Dublin City North

- There was a 24.6% increase in properties available in Dublin City North during the period, from 224 on the 2nd March to 279 properties on the 15th April.
- The median costs of properties in North Dublin City has fallen, from €1450 to €1367 for one beds, €2000 to €1900 for two beds and €2500 to €2350 for three beds.
- Of the 279 properties available on 15th April, 112 of them were within standard or homeless HAP limits for at least one of the four demographic categories, representing a significant 40% of all properties in Dublin City North.
- However, this represented a decrease in availability from the first study since the onset of covid-19 crisis in Ireland on 25th March, where there had been 140 properties available within a HAP limit, representing 48% of total supply in the area.
- For single people, there remained no properties available within standard HAP rates on 15th April, no increase on the pre-Covid study of 2nd March, and 12 properties available at the homeless HAP rate, up from 6 properties on 2nd March.
- For couples with no children, availability increased from 6 properties to 10 properties within standard HAP rates, and from 29 properties to 32 properties within homeless HAP rates by 15th April.
- For couples/one parent with one child, there was no change available within standard HAP rates from 2nd March, with 9 properties available on 15th April. When homeless HAP rates were included, there was a large 74% increase in availability of properties, from 63 properties on 2nd March to 110 properties on 15th April, although 50 of these 101 properties are one-bed properties.
- There has also been a significant 119% increase in properties available within homeless HAP rates for couples/one parent with two children, from 32 pre-Covid to 70 properties on 15th April, although there remain zero properties at all available to this category within standard HAP limits.

Dublin City South

- There were 20.8% more properties available at any price on [daft.ie](https://www.daft.ie) for Dublin City South on 15th April as on 2nd March, an increase from 629 to 760 properties. This is the highest number of properties of any region.

- Supply has continued to grow in the area since the onset of Covid-19 crisis in Ireland, as supply had previously increased to 719 properties by 25th March.
- The median costs have fallen for one, two and three bed properties, falling slightly from €1600 to €1550 for one beds, falling from €2450 to €2200 for two beds and rising slightly from €2960 to €2200 for three beds. These falls may suggest that the increase in supply has led to some improvement in affordability.
- 244 of the 760 properties available at any rate in Dublin City South, or 32%, were within standard or homeless HAP limits for at least one of the demographic categories on 15th April.
- There remain no properties available to single people within the region within standard HAP limits, and no increase in properties available to single people under the homeless HAP rate, remaining at just 4 properties of the total 760. (This is a fall from a slight improvement to 9 properties in the 25th March study).
- A very slight increase from 0 to 1 property was noted within standard HAP rates for couples with no children by 15th April, but a significant 65% increase in properties available to couples without children within homeless HAP rates, from 40 properties available pre-Covid to 66 properties available on 15th April.
- There was a rise from 7 to 11 properties available within the standard HAP limit for couples/one parent with one child, although all of these properties were one bedroom.
- A 27.6% increase in properties was available within homeless HAP limits for couples/one parent with one child from 130 properties to 166 properties. (However 118 of these properties are one bed, and so the suitability of these properties may be questionable.)
- There was an increase in properties available within Homeless HAP rates for couples/one parent with two children, from 56 to 72, although there remained no properties available for this category within the standard HAP rate.

Galway City Centre

- There was a large increase in properties available at any cost on 15th April at 60 properties, up 130% from 26 properties available on 2nd March. This very large increase in new stock may suggest that Galway City Centre is particularly sensitive to a downturn in Airbnb or tourism related bookings.
- The median cost of a one bed property fell significantly from €2025 to €1095, for two bedrooms the median rose slightly from €1500 to €1550 and for three beds the median fell from €2200 to €1800.
- Despite the large increase to 60 in available properties, just 3 properties were available within any of the HAP limits across the four categories.

Galway City Suburbs

- Galway City Suburbs saw 45.8% more properties available on 15th April than 2nd March, up from 48 properties to 70 available at any price. This represented a further increase on the 64 properties available on 25th March since the onset of the covid-19 crisis in Ireland.
- The median cost of one bed properties fell from €829 to €625 over the period, two bed properties fell from €1250 to €1100 and median for three beds rose from €1350 to €1550.
- Of the 72 properties available on 15th April, 5 properties fit into HAP rates relating to at least one of the four demographic groups.
- The large increase in properties available at any cost in Galway City Suburbs has not been matched by an equivalent increase in properties available within HAP limits.

Limerick City Centre

- The availability of properties to rent at any price more than doubled from 14 properties on 2nd March to 31 properties on 15th April in Limerick City Centre. This represented a further increase in availability from the 17 properties available to rent at any price on 25th March since the onset of the covid-19 crisis in Ireland.
- Median prices were mixed over the period, rising from €900 to €975 for one beds, falling from €1300 to €1250 for two beds and falling from €1425 to €1300 for three beds.
- Of the 31 properties available to rent on 15th April, just one property fit into any of the HAP categories. This is despite the almost doubling in overall supply available in the area.
- There remained on 15th April no properties available within any HAP limit for single people, couples with no child or couples/one parent with two children.

Limerick City Suburbs

- There has been an increase of properties available to rent at any price in Limerick Suburbs Centre from 20 to 49 over the period, up 145%. This is a further increase in the period from the 30 properties available on 25th March since the onset of the covid-19 crisis in Ireland.
- There were no one bedroom properties available on the market on any of the three dates, however the median price for two bedroom apartments rose from €900 to €1100 and fell slightly for three bedroom apartments from €1288 to €1250.
- There was just one property available within any HAP limit across the four categories in the area out of the 49 available properties.
- There were no properties available for single people, couples or couples/one parent with one child in either the standard HAP or discretionary HAP limits in the region.
- On 2nd March there had been one property available in each demographic group within any HAP limits.



Data Tables

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Cork City Centre				
Rent supplement amount for area/region				
	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 1 (one bed) Discretion 20%: 2 (one beds)	No of properties: 0 Discretion 20%: 0
Day two: 25.03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 2 (2 one bed, 1 included in couple rate) Discretion 20%: 6 (4 one beds)	No of properties: 0 Discretion 20%: 3 (2 included in couple1child rates)
Day three: 15/04	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 one bed) Discretion 20%: 3 (all one beds)	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	40. 13 one beds: €2,880 - €820, median: €1,200 / 17 two beds: €3,800 - €1,297, Median: €1,575 / 9 three beds: €3,421 - €1,365, Median: €1,650 (1 properties > 3 beds)			
Day two: 25.03	58 total. 20 one beds: €1410 - €775, median: €1,200 / 25 two beds: €2200- €1026, Median: €1,500 / 10 three beds: €3,421 - €1,330, Median: €2080 (3 properties > 3 beds)			
Day three: 15/04	52 total. 12 one beds: €1400 - €900, median: €1,200 / 24 two beds: €1831- €1190, Median: €1,523 / 11 three beds: €3,421 - €1,330, Median: €2300 (5 properties > 3 beds)			
Total HAP properties 25 th March	9			
Total HAP properties 15 th April	4			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Cork City Suburbs				
Rent supplement amount for area/region				
	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 02.03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 bed) Discretion 20%: 2	No of properties: 0 Discretion 20%: 2
Day two: 25.03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 3 (2 1 beds) Discretion 20%: 1 (1 1 bed)	No of properties: 1 (included in couple1child rate) Discretion 20%: 0
Day three: 15/04	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single) Discretion 20%: 1	No of properties: 1 (one 1 beds, included in couples) Discretion 20%: 1 (one 1 bed)	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	59 (62 – 3 students). 4 one beds: €1,648 - €900, median: €1,205 / 23 two beds: €2,500 - €955, Median: €1,375 / 22 three beds: €2,250 - €1,350, Median: €1,650 (10 properties > 3 beds)			
Day two: 25.0	62 total (65- 3 student). 12 one beds: €1595 - €736 median: €1100 / 21 two beds: €2166 -€866 , Median: €1500 / 18 three beds: €2,250 - €1450, Median: €1,600 (11 properties > 3 beds)			
Day three: 15/04	59 total. 9 one beds: €1500 - €650 median: €1205 / 22 two beds: €2319-€1188, Median: €1400 / 20 three beds: €2,100 - €1156, Median: €1590 (8 properties > 3 beds)			
Total HAP properties 25 th March	5			
Total HAP properties 15 th April	3			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Dublin City Centre				
Rent supplement amount for area/region (Homeless HAP properties are separate to 20% top-up)				
	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 02/03	No of properties: 0 Homeless HAP 50%: 0	No of properties: 0 Homeless HAP 50%: 0	No of properties: 0 Homeless HAP 50%: 47 (46 1 beds)	No of properties: 0 Homeless HAP 50%: 4
Day two: 25.03	No of properties: 0 Homeless HAP 50%: 4	No of properties: 1 (included in single HH) Homeless HAP 50%: 22 (3 included in single HH)	No of properties: 5 (one beds- all included in the couple HH) Homeless HAP 50%: 108 (93 1 beds, 6 of which were included within couple HH)	No of properties: 0 Homeless HAP 50%: 19 (15 of which included in Couple1child, 2 3 beds+)
Day three: 15/04	No of properties: 0 Homeless HAP 50%: 3	No of properties: 2 (Both included in single HH) Homeless HAP 50%: 22 (1 included in single HH)	No of properties: 6 (one beds- all 6 included in the couple HH) Homeless HAP 50%: 96 (85 1 beds, 16 of which were included within couple HH)	No of properties: 1 (included in Couple1child) Homeless HAP 50%: 25 (11 of which included in Couple1child. X1 < 2bed)
Total number of properties available to rent in region each day (no cost limits)				
Day one: 2.03	270 (274 – 4 students). 115 One beds: €4,500 - €1,400, Median €2,000 / 135 Two beds €5,800 - €1,800, Median €2,995 / 12 Three beds €4,250 - €2,500, Median €3,850 (8 properties > 3 beds)			
Day two: 25.03	473 total (478- 5 student). 204 One beds (3 student) (€4500-€866, median €1750) 239 Two beds (€5800- €1708, median €2500), 27 Three beds €5,000 - €1733, median €3150 (3 properties > 3 beds)			
Day three: 15/04	474 total (477- 3 student) 191 one beds (3 student) (€4500- €715, median €1750) 241 Two beds (€5800- €1100, median €2300), 39 three beds (€5500- €2200, median €3000)			
HAP total properties 25 th March	129			
HAP total properties 15 th April	118			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: North Dublin City				
Rent supplement amount for area/region				
	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 02.03	No of properties: 0 Homeless HAP 50%: 6	No of properties: 6 Homeless HAP 50%: 29	No of properties: 9 (all one beds) Homeless HAP 50%: 54 (30 one beds)	No of properties: 0 Homeless HAP 50%: 32
Day two: 25.03	No of properties: 2 Homeless HAP 50%: 10	No of properties: 11 (all 11 included in single rates) Homeless HAP 50%: 36 (1 included in single HH)	No of properties: 15 (all one beds, all within couple rates) Homeless HAP 50%: 84 (44 one beds, 9 included under couple HH)	No of properties: 0 Homeless HAP 50%: 58 (40 included under couple1child, 10 3 beds)
Day three: 15/04	No of properties: 0 Homeless HAP 50%: 12	No of properties: 10 (all 10 included in single rates) Homeless HAP 50%: 32 (2 included in single HH)	No of properties: 9 (all one beds, all within couple rates) Homeless HAP 50%: 101 (50 one beds, 10 included under couple HH)	No of properties: 0 Homeless HAP 50%: 70 (51 included under couple1child, 10 3 beds)
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	224 (231 - 7 students). 45 One beds: €3,200 - €1,000, Median €1,450 / 80 Two beds €3,495 - €1,350, Median €2,000 / 51 Three beds €3,950 - €1,800, Median €2,500 (48 properties > 3 beds)			
Day two: 25.03	289 (298 - 9 students). 86 One beds: €3200 - €650, median €1350 / 94 Two beds €2995 - €1,410, median €1900 / 65 Three beds €3,965 - €1,550, median €2350 (44 properties > 3 beds)			
Day three: 15/04	279 (290- 11 students) 80 one beds €2325- €757 median €1367/ 100 two beds €3000- € 1400 median €1870 / 63 Three beds €3,950 - €1,700, Median €2,350 (36 properties > 3 beds)			
Total HAP properties 25 March	140			
Total HAP properties 15 April	112			

Rent and Rent Supplement Exercise

Dates: 2nd March, 25th March and 15th April				
Location: South Dublin City				
Rent supplement amount for area/region				
	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 02.03	No of properties: 0 Homeless HAP 50%: 4	No of properties: 0 Homeless HAP 50%: 40	No of properties: 7 (all one beds) Homeless HAP 50%: 130 (86 one beds)	No of properties: 0 Homeless HAP 50%: 56
Day two: 25.03	No of properties: 0 Homeless HAP 50%: 9	No of properties: 5 (all 5 included in single HH rate) Homeless HAP 50%: 61 (4 included in single HH rate)	No of properties: 14 (all one beds, all included in couple rates) Homeless HAP 50%: 146 (105 one beds, 13 included in couple HH rate)	No of properties: 0 Homeless HAP 50%: 63 (all 2 beds, 41 included in couple1child HH rate)
Day three: 15/04	No of properties: 0 Homeless HAP 50%: 4	No of properties: 1 (included in single HH rate) Homeless HAP 50%: 66 (3 included in single HH rate)	No of properties: 11 (all one beds, all included in couple rates) Homeless HAP 50%: 166 (118 one beds, 14 included in couple HH rate)	No of properties: 1 (included in couple1child) Homeless HAP 50%: 72 (71 2 beds, 47 included in couple1child HH rate)
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	629 (633 - 4 students) 158 One beds: €5,250 - €800, Median: €1,600 / 279 Two beds €7,000 - €1,450, Median: €2,450 / 101 Three beds €6,500 - €1,758, Median: €2,960 (91 properties > 3 beds)			
Day two: 25.03	719 (722- 3 students) 250 One beds: €5,250 - €800, median €1600/ 313 Two beds €7000 - €1300 median €2300, / 100 Three beds €6000 - €1,900 median €2980 (56 properties > 3 beds)			
Day three: 15/04	760 (766- 6 students) 251 One beds: €4950 - €865, median €1550/ 310 Two beds €7000 - €1300 median €2200, / 128 Three beds €6000 - €1,700 median €2200 (71 properties > 3 beds)			
Total HAP properties 25 th March	221			
Total HAP properties 15 th April	244			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Galway City Centre				
Rent supplement amount for area/region				
	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1
Day two: 25.03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 0
Day three: 15/04	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single person) Discretion 20%: 0	No of properties: 1 (1 bed) Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	26. 2 one beds: €2,950 - €1,100 / 14 two beds: €2,500 - €1,200, Median: €1,500 / 5 three beds: €3,000 - €1,450, Median: €2,200 (5 properties > 3 beds)			
Day two: 25.03	50 total. 6 one beds: €2,950 - €950, median: €1,200 / 16 two beds: €2,500 - €1,200, Median: €1,500 / 13 three beds: €2,600 - €1,300, Median: €2000 (15 properties > 3 beds)			
Day three: 15/04	60 total (64 total, 4 student). 8 one beds: €2,950 - €625, median: €1,095 / 22 two beds: €2,500 - €1,200, Median: €1,550 / 12 three beds: €2,600 - €1,600, Median: €1800 (19 properties > 3 beds)			
Total HAP properties on 25 th March	1			
Total HAP properties on 15 th April	3			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Galway City Suburbs				
Rent supplement amount for area/region				
	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 02/03	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1	No of properties: 2 (1 beds) Discretion 20%: 2	No of properties: 0 Discretion 20%: 2
Day two: 25.03	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single rate) Discretion 20%: 1	No of properties: 2 (2 1 beds, both included in couple rates) Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day three: 15/04	No of properties: 0 Discretion 20%: 2	No of properties: 2 (both included in single rate) Discretion 20%: 0	No of properties: 2 (2 1 beds, both included in couple rates) Discretion 20%: 2 (all two beds)	No of properties: 0 Discretion 20%: 3 (2 included in couples1child)
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	48 (51 – 3 student). 3 one beds: €1,100 - €670, median: €829 / 19 two beds: €2,000 - €1,000, Median: €1,250 / 7 three beds: €1,700 - €1,200, Median: €1,350 (19 properties > 3 beds)			
Day two: 25.03	64 total (66- 2 student) (5 one beds: €1,100 - €650, median: €800 / 17 two beds: €1700 - €1,100, Median: €1,300 / 15 three beds: €1850 - €1,200, Median: €1,500 (27 properties > 3 beds)			
Day three: 15/04	70 total (74- 4 student) (2 one beds: €650-€600, / 23 two beds: €2300 - €950, Median: €1,100 / 13 three beds: €2400 - €1,300, Median: €1,550 (32 properties > 3 beds)			
Total HAP properties on 25 th March	2			
Total HAP properties on 15 th April	5			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Limerick City Centre				
Rent supplement amount for area/region				
	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 2 (2 1 beds)	No of properties: 0 Discretion 20%: 0
Day two: 25.03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 bed) Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 0
Day three: 15/04	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	14. 7 One beds: €1,250 - €728, Median: €900 / 2 Two beds: €1,300 / 2 three beds: €1,600 - €1,250. (3 properties > 3 beds)			
Day two: 25.03	17 total. 5 One beds: €1408 - €550, Median: €750 / 7 Two beds: €1,350 - €884, Median: €1200 / 2 three beds: €1500 - €1000. (3 properties > 3 beds)			
Day three: 15/04	31 total. 6 One beds: €1408 - €729, Median: €975/ 18 Two beds: €1,625 - €900, Median: €1250 / 5 three beds: €2000 - €885. Median €1300. (2 properties > 3 beds)			
Total HAP properties 25 th March	2			
Total HAP properties 15 th April	1			

Rent and Rent Supplement Exercise				
Dates: 2nd March, 25th March and 15th April				
Location: Limerick City Suburbs				
Rent supplement amount for area/region				
	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 02/03	No of properties: 1 Discretion 20%: 0	No of properties: 1 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 1
Day two: 25.03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 four bed) Discretion 20%: 0
Day three: 15/04	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 four bed) Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 02.03	20 (24 – 4 students). 0 one beds / 5 two beds: €1,200 - €800, Median: €900 / 6 three beds: €1,450 - €900, Median: €1,288 (9 properties > 3 beds)			
Day two: 25.03	30. 0 one beds/ 6 two beds: €1,200 - €957, Median: €1,050 / 8 three beds: €1,400 - €900, Median: €1,300 (16 properties > 3 beds)			
Day three: 15/04	49 total. 0 one beds. / 7 two beds : €1,200 - €935, Median: €1,100 / 16 three beds: €1,700 - €900, Median: €1,250 (26 properties > 3 beds)			
Total HAP properties 25 th March	1			
Total HAP properties 15 th April	1			



For further information, contact

Wayne Stanley

Head of Policy and Communications

E: wayne.stanley@simoncommunity.com Ph: 087 799 3860

