



Locked Out of the Market XVII

The Gap Between HAP Limits and Market Rents

Snapshot Study

April 2020

Simon Communities in Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken over three consecutive days in March 2020 (2nd, 3rd and 4th). This report tracks the number of properties advertised to rent within the 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, Cork City Suburbs, Dublin City Centre⁴, Dublin City North, Dublin City South, Galway City Centre⁵, Galway City suburbs, Limerick City Centre⁶, Limerick City suburbs, Portlaoise, North Kildare⁷, Athlone, Sligo Town⁸, Dundalk, Co. Leitrim⁹, and Waterford City Centre.¹⁰ This is the seventeenth 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. This study also examined availability of properties within discretionary HAP limits in each of the 16 areas. This rate is calculated as up to an additional 50% of the standard rate in Dublin, and up to an additional 20% of the standard rate elsewhere. 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 2019 Quarter 4 Rental Report*¹¹, rents fell for the first time in seven years, down a marginal 0.1% on the previous quarter 3 2019, ending 29 consecutive quarters of rent growth. In Dublin, where price pressure is most acute, rents rose 0.4% in the final quarter of 2019. Nationally rents have increased 3.5% year-on-year in the fourth quarter of 2019. Average rent in Q4 2019 stood at 1,402, almost matching the all-time high of 1,403 reached in Q3 2019. This Simon Communities in Ireland *Locked Out* report found there were 1,652 properties available to rent with no maximum cost within the 16 areas over the three dates surveyed. Across the four categories, there were 629 instances when a property was available under a standard or discretionary limit, representing 38.1% of the total properties available. This represents a decrease of over 7% from the *Locked Out* Report published in January 2020, when the number of

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 Co. Leitrim contains properties to rent within the county borders (Daft.ie).

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

¹¹ Daft.ie 2019 Q4 Rental Price Report, <https://www.daft.ie/report/2019-Q4-rental-daftreport.pdf>

instances of properties fitting under one of the categories represented 45% of the total available properties. Furthermore, when the discretionary top-up increase is excluded, there was just 74 instances of properties being within HAP limits in March 2020.

Of the 1652 properties available during the period, just 3 properties were within standard HAP limits for single people across the 16 areas, a further 18 properties were available within the discretionary HAP limits. Therefore just 1.3% of properties came within either HAP limit for single people.

12 properties of the 1652 total came within standard HAP limits for couples with no children, with a further 90 properties within discretionary HAP limits. Therefore, 6.2% of all properties came within either HAP limit for couples.

The picture for couples/one parent with a child was slightly less challenging, with 43 properties available within standard HAP limits and a further 303 properties available within the discretionary HAP limits. That meant that 20.9% of the total 1652 properties were available within either HAP limit to this category.

For couples/one parent with two children, there were just 16 properties available within the standard HAP limit, and a further 144 properties available within the discretionary HAP limits. Just 9.7% of properties therefore came within either HAP limit for this category.

Main Findings

Property Availability

- In all, there was an average of 1,652 properties available to rent with no maximum cost across the 16 study areas.
- There was just 74 instances of properties available to rent within the standard HAP rates during the three-day snapshot study period. This was a decrease of 23 instances of properties from the December 2019 study. A further 555 instances of properties were found to be available when discretion limits were applied, down 21% from 699 instances in December. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% in other counties.
- Combining standard Housing Assistance Payment limits and the discretionary limit, there was 629 instances properties were available to rent within one of the four categories. 78.1% (491) of these instances of properties were located in Dublin City.
- There were no properties available to rent within standard or discretionary Rent Supplement/Housing Assistance Payment HAP limits across seven study areas for a single person or couple. These areas were; Cork City Suburbs, Dundalk, Galway City Centre, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre. Just one or two properties were available in these household categories in four areas; Athlone, Dublin City Centre, Co. Leitrim and Limerick City Suburbs.
- There were just three properties available to rent for a single person within standard Rent Supplement/Housing Assistance Payment HAP limits across all study areas.

- 69.3% (1,145) of properties available to rent with no maximum cost were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South), with a particularly high concentration in Dublin City South (634).

Regional Variation

- Regional variation is evident across the study findings in terms of numbers of properties available within Housing Assistance Payment (HAP) limits for each area. Fewer properties are available within city centres and regional towns, with a majority of available properties found in commuter belt towns and city suburbs. As a whole, available properties were concentrated in Dublin City.¹³
 - There were 42 instances of properties across the four categories available within standard HAP limits in urban centres. This is a decrease of 30 instances of properties across the four categories since the December study. An additional 498 instances of properties were available within discretionary or Homeless HAP limits, a decrease of 147 instances since December across the four categories. The vast majority of these properties were located in Dublin City.
 - Three properties are available within standard HAP limits in regional towns, namely Sligo and Athlone and Co. Leitrim. Three more instances of properties were found within discretionary limits.
 - In commuter belt towns, 29 instances of properties were available within standard HAP limits. An additional 54 instances of properties were found within discretionary limits. All of these properties were located in Dundalk and North Kildare, with no suitable properties found in Portlaoise.

Household types

- Of the 629 instances of properties available to rent across the 16 study areas within all four household categories of Housing Assistance Payment (HAP) standard and discretionary limits, the following were available;¹²
 - Single persons: Just three properties were available within standard HAP limits for a single person. This represented 4.1% of all the instances of properties available within standard limits. A further 18 instances of properties were found within discretionary limits.
 - Couples: 12 properties were available to rent within the standard HAP limits for a couple. 90 properties were available in this category within discretionary limits. This represented a decrease in available properties since the December study in this category, from 16 and 110 respectively.
 - Couple/one parent plus one child: 43 properties were available for a couple/one parent and one child within standard HAP limits - 58% of all the total instances of properties within standard HAP limits across all four household categories. A further 303 properties were found within discretionary limits, with the vast majority of these located in Dublin City.
 - Couple/one parent plus two children: 16 properties were available within standard HAP limits for a couple/one parent and two children. This accounts for 10% of all properties within HAP limits for this household category. A further 144 properties were found within discretionary limits, with the vast majority of these located in cities.

¹² See table 1 below for regional breakdown

Analysis of Findings

Even taking into consideration the discretionary/Homeless HAP limits, the availability of suitable properties for single people and couples remains low. In total, properties suitable for single people made up 1.3% of the total availability, down from 5% in the December study. While the share of properties suitable for couples showed more signs of growth, it remained at just 6.2% of the total available properties. There are also significant regional considerations with these properties. Seven of the 16 areas surveyed did not have any suitable properties available to rent for a single person or couple within standard or discretionary HAP limits, an increase from five areas in the December Report. These areas were Cork City Suburbs, Dundalk, Galway City Centre, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre. Just one or two properties were available in these household categories in four areas; Athlone, Dublin City Centre, Co. Leitrim and Limerick City Suburbs.

Presented below are the findings from the Locked Out of the Market three-day snapshot study for 2nd to 4th March 2020. An overall picture of the 16 study areas is in *Table 1* below, showing the average number of properties available to rent in each area. It displays the total number of properties available within 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. *Table 1* gives a regional breakdown of the number of properties found within standard HAP limits and the number of properties that would require a discretionary top-up in each area. Regional variations in the distribution of available properties within HAP limits for March 2020 and December 2019 are displayed in *Tables 2* and *3*. 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.

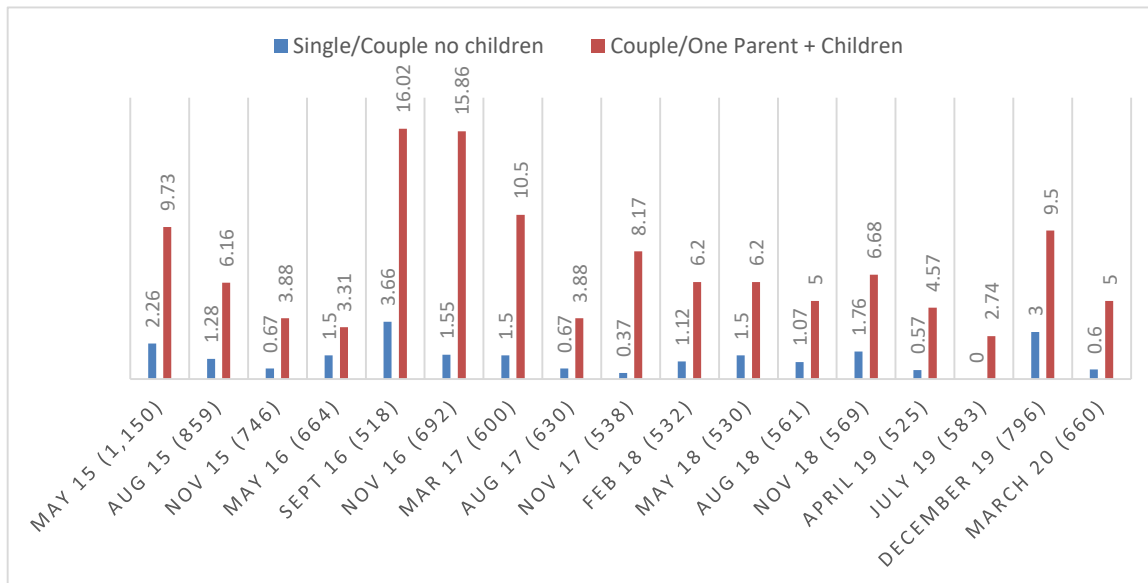
Figure 1 shows the percentage share of instances of properties for couples/singles and family household categories across the original 11 Locked Out studies in this series. (Dublin City North, Dublin City South, Limerick City Suburbs, Cork City Suburbs and Galway City Suburbs are excluded from this graph for the purposes of direct comparison). The total number of available properties without Housing Assistance Payment limits per study is visible beneath the corresponding study month. It should be noted that *Locked Out XVI* is the second instalment of this report series to include five more areas than previous editions of the study, as well as including properties which qualified for additional discretionary HAP top-ups.

Figure 2, *Figure 3* and *Figure 4* below illustrate the percentage breakdown of properties available per household category in March 2020, December 2019 and July/August 2019. The pie charts demonstrate that while there has been a disimprovement in availability of suitable properties since December 2019, single people and couples remain disproportionately affected with regard to availability of properties within HAP limits in these two specific categories.

The percentage of instances of properties available for a couple/one parent and one child within standard limits stood at 6.8% (43) of the total instances of properties available within either HAP limit across all categories (629). This figure rose to 55% (346) when properties available within discretionary rates were included. .

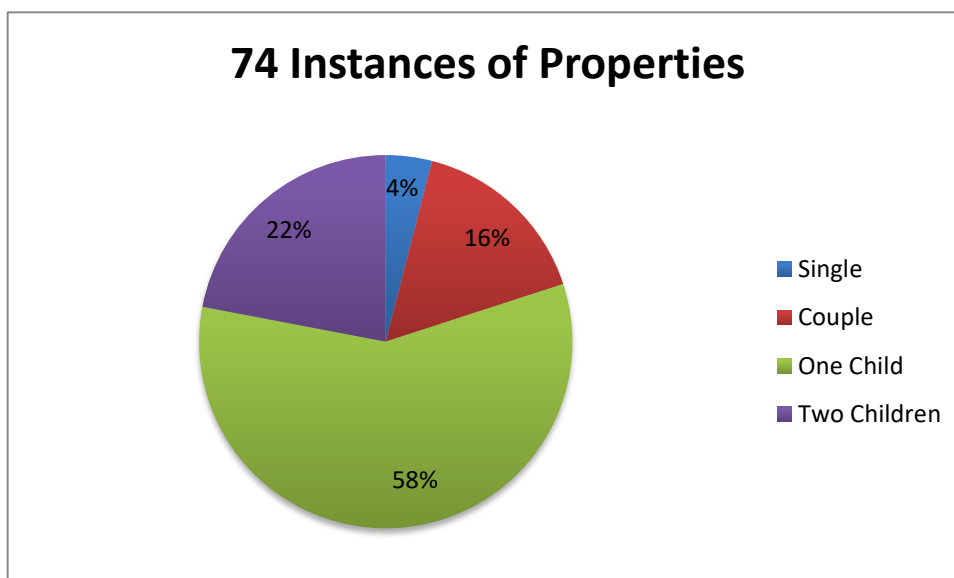
It must be acknowledged that a large proportion of these properties are one-bedroom units, the suitability of which for a family of this size is open to question. 25.4% (160) of instances properties available within either HAP limits were available for a couple/one parent and two children. It is also worth noting that a significant majority (77.5%) of instances of properties available in these two categories are based in the three areas of Dublin City surveyed – Dublin City Centre, Dublin City North and Dublin City South. This represents a 6.8% decrease since the December study.

Figure 1: Percentage share of instances of properties for Singles/Couple & Family Categories across the Locked Out Series May 2015 – March 2020¹³



When the five new areas (Dublin City North, Dublin City South, Limerick City Suburbs, Cork City Suburbs, Galway City Suburbs) are included in the figures, the percentage instances of properties available to singles/couples within standard HAP is 0.9% of the total 1652 properties. For one/parent couples with one or two children the percentage instance of properties available within standard HAP limits is 3.6% of the total 1652 properties.

Figure 2: Number of Instances of Properties by HAP Household Category March 2020



¹³ The March 2020, July 2019 and December 2019 entries in this chart is intended to be compared to previous *Locked Out* findings. Hence, data for the five new areas in this report (Dublin City North, Dublin City South, Limerick City Suburbs, Galway City Suburb and Cork City Suburbs) are not included. Properties available at discretionary HAP rates are also not counted.

Figure 3: Number of Instances of Properties by HAP Household Category December 2019

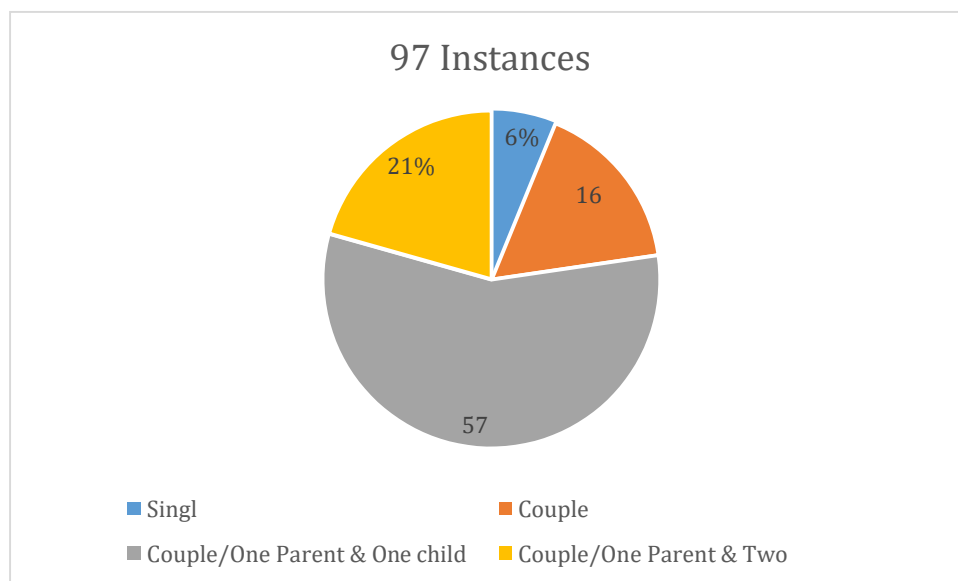
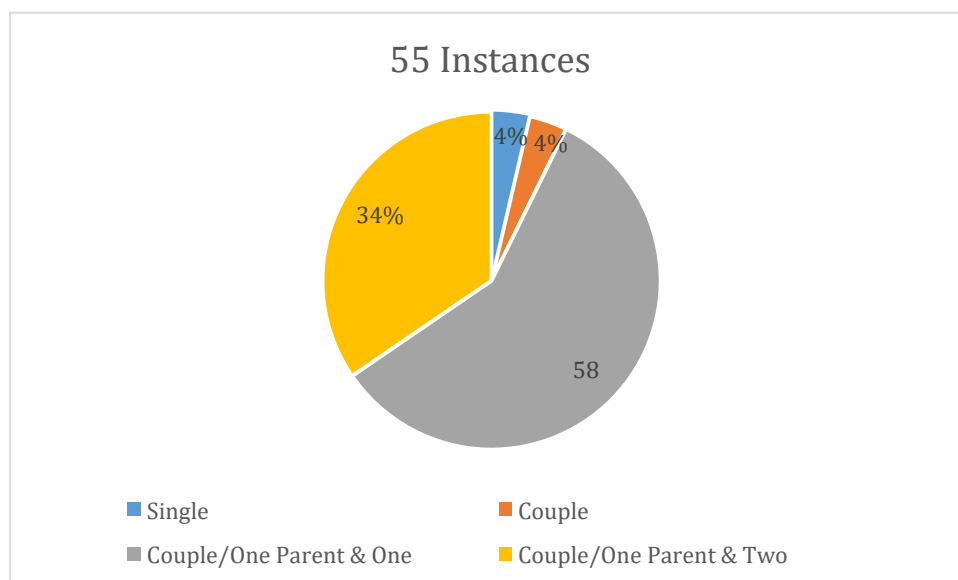


Figure 4: Number of Instances of Properties by HAP Household Category July - August 2019



Homeless HAP/Discretionary Rate top-ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out XVI* also examines the impact of additional top-ups available to HAP recipients. These top-ups (referred to in this study as 'Homeless HAP' for Dublin areas, and a 'Discretionary Rate' elsewhere) were introduced in July 2016, in recognition of the difficulty some recipients were having in securing affordable rental accommodation due to a lack of availability on the private rental market.

The top-ups allow local authorities to authorise an increase in payments in the case where suitable properties are not available within standard HAP rate limits. In Dublin City, the rate is set at up to a maximum of an additional 50% of the standard rate. In this instance, the rate for a single person (€660) is increased to €990. In all local authority areas outside of Dublin City, the discretionary rate is a maximum of an additional 20% of the standard rate. In this instance, the rate for a single person in Cork City (€550) is increased to €660.

In reviewing the availability of properties to rent within HAP limits, the number of properties available within standard and discretionary/Homeless HAP rates were determined. Table 1 shows a regional breakdown of properties available within standard and discretionary/Homeless HAP limits. In total, 88.2% (555) of the total instances of properties found within HAP limits (629) required a discretionary top-up of varying levels. In Galway City Centre and Waterford City Centre, all properties identified required a top-up.

Table 1: Regional Breakdown of Instances of Properties across the four categories Available Within HAP and Homeless Hap Limits

	Average number of properties available to rent with no min cost	Total Instances of Properties within Standard Limits across the four categories	Total Instances of properties within Discretionary/Homeless HAP Limits across the four categories
Athlone	21	1	1
Cork City Suburbs	62	3	4
Cork City Centre	43	2	5
Dublin City North	229	20	148
Dublin City South	634	10	252
Dublin City Centre	282	1	60
Dundalk	38	13	30
Galway City Suburbs	49	2	12
Galway City Centre	29	0	3
North Kildare	111	16	24
Co. Leitrim	28	2	10
Limerick City Suburbs	18	2	2
Limerick City Centre	15	0	2
Sligo town	20	2	2
Portlaoise	3	0	0
Waterford City Centre	70	0	0
Total:	1652	74	555

Table 2a: Available properties to rent within HAP limits across 16 study areas on March 2nd, 3rd, 4th 2020 for Singles and Couples

	Average number of properties available to rent with no min cost	Single person: Total number of properties available to rent within HAP Limits	Single person: Total number of properties available to rent within Discretionary or Homeless HAP Limits	Couple: Total number of properties available to rent within HAP Limits	Couple: Total number of properties available to rent within Discretionary or Homeless HAP Limits
Athlone	21	0	0	1	0
Cork City Suburbs	62	0	0	0	0
Cork City Centre	43	1	1	0	1
Dublin City North	229	1	9	8	31
Dublin City South	634	0	4	0	45
Dublin City Centre	282	0	0	0	1
Dundalk	38	0	0	0	0
Galway City Suburbs	49	0	3	0	3
Galway City Centre	29	0	0	0	0
North Kildare	111	0	1	2	8
Co. Leitrim	28	0	0	0	1
Limerick City Suburbs	18	1	0	1	0
Limerick City Centre	15	0	0	0	0
Sligo town	20	0	0	0	0
Portlaoise	3	0	0	0	0
Waterford City Centre	70	0	0	0	0
Total:	1652	3	18	12	90

Table 2b: Available properties to rent within HAP limits across 16 study areas on March 2nd, 3rd, 4th 2020 for Couple/One Parent + 1 or 2 children

	Average number of properties available to rent with no min cost	Couple/One Parent + 1 Child: Total number of properties available to rent within HAP Limits	Couple/One Parent + 1 Child: Total number of properties available to rent within Discretionary or Homeless HAP Limits	Couple/One Parent + 2 Children: Total number of properties available to rent within HAP Limits	Couple/One Parent + 2 Children: Total number of properties available to rent within Discretionary or Homeless HAP Limits
Athlone	21	0	1	0	0
Cork City Suburbs	62	2	2	1	2
Cork City Centre	43	1	3	0	0
Dublin City North	229	11	68	0	40
Dublin City South	634	9	144	1	59
Dublin City Centre	282	1	54	0	5
Dundalk	38	5	7	8	23
Galway City Suburbs	49	2	4	0	2
Galway City Centre	29	0	2	0	1
North Kildare	111	10	11	4	4
Co. Leitrim	28	1	2	1	7
Limerick City Suburbs	18	0	1	0	1
Limerick City Centre	15	0	2	0	0
Sligo town	20	1	2	1	0
Portlaoise	3	0	0	0	0
Waterford City Centre	70	0	0	0	0
Total:	1652	43	303	16	144

**Table 3: Available properties by Household Category & Regional Distribution
March 2020**

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	Urban Centres¹⁴: A) 3 (Dublin City North, Limerick City Suburbs, Cork City Centre) B) 17 (Cork City Centre, Dublin City North, Dublin City South, Galway City Suburbs) Commuter Belt¹⁵: A) 0 B) 1 (Kildare North) Regional Towns¹⁶: A) 0 B) 0
Properties available within A) standard and B) discretionary limits for a Couple	Urban Centres: A) 9 (Dublin City North, Limerick City Suburbs), B) 81 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre). Commuter Belt: A) 2 (North Kildare), B) 8 (North Kildare). Regional Towns: A) 1 (Athlone), B) 1 (Co. Leitrim)
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child	Urban Centres: A) 26 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre, Cork City Suburbs), B) 280 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). Commuter Belt: A) 15 (North Kildare, Dundalk), B) 18 (North Kildare, Dundalk). Regional Towns: A) 1 (Sligo), B) 5 (Sligo, Athlone, Co. Leitrim).
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	Urban Centres: A) 2 (Dublin City South, Cork City Suburbs), B) 110 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Suburbs, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). Commuter Belt: A) 12 (North Kildare, Dundalk), B) 27 (North Kildare, Dundalk). Regional Towns: A) 2 (Co. Leitrim), Sligo, B) 7 (Co. Leitrim).

¹⁴ Urban centres include Cork City Centre, Cork City Suburbs, Dublin City Centre, Dublin City North, Dublin City South, Galway City Centre, Galway City Suburbs, Limerick City Centre, Limerick City Suburbs and Waterford City Centre.

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

¹⁶ Regional towns include Athlone, Co. Leitrim and Sligo Town.

**Table 4: Available properties by Household Category & Regional Distribution
December 2019**

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	<p>Urban Centres: A) 3 (Dublin City Centre, Limerick City Suburbs, Galway City Suburbs) B) 31 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs) Commuter Belt: A) 2 (Kildare North), B) 1 (Dundalk) Regional Towns: A) 1 (Sligo), B) 2 (Co. Leitrim and Athlone)</p>
Properties available within A) standard and B) discretionary limits for a Couple	<p>Urban Centres: A) 13 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Suburbs), B) 101 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre). Commuter Belt: A) 1 (North Kildare), B) 5 (North Kildare). Regional Towns: A) 2 (Sligo and Athlone), B) 4 (Co. Leitrim)</p>
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child	<p>Urban Centres: A) 54 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Waterford City Centre, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs), B) 359 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Waterford City Centre, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). Commuter Belt: A) 11 (North Kildare, Dundalk), B) 17 (North Kildare, Dundalk). Regional Towns: A) 4 (Sligo, Co. Leitrim), B) 2 (Athlone, Co. Leitrim).</p>
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	<p>Urban Centres: A) 2 (Dublin City North, Cork City Suburbs), B) 154 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Suburbs). Commuter Belt: A) 14 (North Kildare, Dundalk), B) 21 (North Kildare, Dundalk). Regional Towns: A) 4 (Co. Leitrim), B) 2 (Co. Leitrim).</p>

Summary of findings for each location

Athlone

Table 5: Athlone – properties available within HAP limits

Date:	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€564)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€720)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€750)
02/03/2020	23	A: 0, B: 0	A: 1, B: 0	A: 0, B: 1	A: 0, B: 0
03/03/2020	21	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	20	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 1, B: 0	A: 0, B: 1	A: 0, B: 0

Athlone Summary

- There was an average of 21 properties available to rent in Athlone in this study period, a decrease of 5 properties since the December 2019 study, and a close return to the average number of available properties seen in November 2018 (30).
- One property was available to rent within standard HAP limits across all four household categories in this study period, remaining the same since the December 2019 study.
- Rents for a one-bedroom property in Athlone ranged from €600 to €925 for available properties, all of which were beyond standard HAP limits. The median price for one-bedroom properties was €867 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €910 to €1,500 for available properties. The median price for one-bedroom properties was €1,100 over the three days.
- Rents for a three-bedroom properties in Athlone ranged from €950 to €1925. The median price for three-bedroom properties was €1200 over the three days.
- According to daft.ie, averages rents in Westmeath have increased by 6.3% in the year to Q4 2019.¹⁷

¹⁷ Daft.ie Quarterly Rental Report Q4 2019, <https://www.daft.ie/report/2019-Q4-rental-daftreport.pdf>

Cork City Centre

Table 6: Cork City Centre properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,080)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €925, B) HAP Discretion limits (€1,110)
02/03/2020	40	A: 0, B: 0	A: 0, B: 1	A: 1, B: 2	A: 0, B: 0
03/03/2020	46	A: 0, B: 1	A: 0, B: 0	A: 0, B: 1	A: 0, B: 0
03/03/2020	42	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 1	A: 0, B: 1	A: 1, B: 3	A: 0, B: 0

Cork City Centre Summary

- There was an average of 43 properties to rent in Cork City Centre over the course of the study period. This is a decrease of 12 properties compared to December 2019. In November 2018, an average of 28 properties were available to rent in the city centre.
- Just one property was available to rent over the study period within standard HAP limits in Cork City Centre, the same level as December 2019.
- An additional four instances of properties were within the 20% discretionary HAP limits across the four demographic groups.
- One property was available to rent within the HAP limits for a single person over the three days of the study.
- One property was available within HAP limits for a couple during this study period, remaining the same since December 2019. This property required the 20% discretionary limit.
- Four properties were available within HAP limits for a couple/one parent and one child, the same level as in December 2019. Three of these properties required the 20% discretionary limit. All of these properties were one-bedroom units, the suitability of which for a family of this size is open to question.
- No properties were available within HAP limits for a couple/one parent and two children. This was also the case in December 2019.
- Monthly rents in Cork City Centre ranged from €820 to €2,880 for the one-bedroom properties available over the three-day study period, all of which were above standard HAP limits. The median price for one-bedroom properties ranged from €1,200 to €1,360 over the threedays.
- Monthly rents in Cork City Centre ranged from €1,150 to €3,800 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties ranged from €1,538 to €1,575 over the threedays.
- Monthly rents in Cork City Centre ranged from €1,185 to €3,421 for three-bedroom properties available over the three-day study period, all of which were above HAP limits.

The median price for three-bedroom properties ranged from €1,650 to €1800 over the three days.

- According to daft.ie, average rents in Cork City Centre rose 5.5% in the year to Q4 2019.¹⁸

¹⁸ Ibid 17

- **Cork City Suburbs**

- **Table 7: Cork City Suburbs properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,080)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €925, B) HAP Discretion limits (€1,110)
02/03/2020	59	A: 0, B: 0	A: 0, B: 0	A: 1, B: 2	A: 0, B: 2
03/03/2020	62	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	65	A: 0, B: 0	A: 0, B: 0	A: 1, B: 0	A: 1, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 2, B: 2	A: 1, B: 2

Cork City Suburbs Summary

- There was an average of 62 properties to rent in Cork City Suburbs^{19 35} over the course of the study period. This was the second time that this area was included in the *Locked Out* snapshot study.
- No properties were available to rent within the HAP limits for a single person or couple over the three days of the study.
- Four properties were available within HAP limits for a couple/one parent and one child. Two of these properties required the 20% discretionary limit.
- Three properties were available within HAP limits for a couple/one parent and two children. Two of these properties required the 20% discretionary limit.
- Monthly rents in Cork City Suburbs ranged from €1,648 to €900 for one-bedroom properties available over the three-day study period, all of which were above HAP limits. The median price for one-bedroom properties was €1,250 over the three days.
- Monthly rents in Cork City Suburbs ranged from €842 to €2,500 for two-bedroom properties available over the three-day study period. The median price for one-bedroom properties ranged from €1,375 to €1,400 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1,350 to €2,250 for three-bedroom properties available over the three-day study period, all over the HAP limits. The median price for three-bedroom properties over the three days ranged from €1600 to €1,650.
- According to daft.ie, average rents in Cork City Centre rose 5.5% in the year to Q4 2019.²⁰

¹⁹ Ballinlough, Ballinure, Bishopstown, Blackrock, Donnybrook, Frankfield, Glasheen, Hollyhill, Passage West, Rochestown, Silverspring, St. Lukes, Tivoli, Turners Cross, Victoria Cross, Wilton.

²⁰ Ibid 17.

Dublin City Centre

Table 8: Dublin City Centre properties available within HAP limits

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within: A) HAP limits of €660, B) HAP Discretion limits (€990)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,350)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €1,250, B) HAP Discretion limits (€1,875)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,275, B) HAP Discretion limits (€1,912.50)
02/03/2020	270	A: 0, B: 0	A: 0, B: 0	A: 0, B: 47	A: 0, B: 4
03/03/2020	279	A: 0, B: 0	A: 0, B: 1	A: 0, B: 4	A: 0, B: 0
02/04/2020	297	A: 0, B: 0	A: 0, B: 0	A: 1, B: 3	A: 0, B: 1
TOTAL		A: 0, B: 0	A: 0, B: 1	A: 1, B: 54	A: 0, B: 5

Dublin City Centre Summary

- There was an average of 282 properties available to rent in Dublin City Centre over the study period. This is a decrease of 57 properties since the previous study in December 2019..
- There was just one property available within standard HAP limits in Dublin City Centre in this study period, a decrease of two since December 2019.
- 59 instances of properties were available in the city centre within the Homeless HAP rate across the four categories, which is an additional 50% of the standard HAP rate. This is a decrease of 43 instances of properties since the December 2019 study.
- There were no properties available to rent within standard HAP limits for a single person, down from one since the December study. There were no properties in this category available within Homeless HAP limits either, down from two in December.
- There were no properties available to rent within standard HAP limits for a couple, which is a decrease of two since the December 2019 study. Just one property in this category was available within Homeless HAP limits, down by 15 since December.
- One property was available to rent within HAP limits for a couple/one parent and one child in December 2019. An additional 54 properties in this category were available within Homeless HAP limits, down from an additional 73 in December.
- No properties were available to rent within standard HAP limits for a couple/one parent and two children across the three days of this study. This remained the same since the December 2019 study. Five properties in this category were available within Homeless HAP limits, down from 14 in December.
- Rents in Dublin City Centre ranged from €960 to €4,500 for one-bedroom properties available, with a median rate ranging from €2,000 to €2,020 over the three days.
- Rents in Dublin City Centre ranged from €1,315 to €5,800 for two-bedroom properties available, with a median rate ranging from €2,995 to €3,000 over the three days.

- Rents in Dublin City Centre ranged from €2,500 to €5,000 for three-bedroom properties available, with a median rate of €3,850 over the three days.
- According to daft.ie, rents in Dublin City Centre increased by 3% in the year to Q4 2019.²¹

²¹ Ibid 17

- **Dublin City North**

- **Table 9: Dublin City North properties available within HAP limits**

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within: A) HAP limits of €660, B) HAP Discretion limits (€990)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,350)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €1,250, B) HAP Discretion limits (€1,875)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,275, B) HAP Discretion limits (€1,912.50)
02/03/2020	224	A: 0, B: 6	A: 6, B: 29	A: 9, B: 54	A: 0, B: 32
03/03/2020	233	A: 1, B: 2	A: 2, B: 2	A: 2, B: 7	A: 0, B: 4
04/03/2020	232	A: 0, B: 1	A: 0, B: 0	A: 0, B: 7	A: 0, B: 4
TOTAL		A: 0, B: 9	A: 8, B: 31	A: 11 B: 68	A: 0, B: 40

Dublin City North Summary

- There was an average of 230 properties available to rent in Dublin City North over the study period. This was a decrease of 23 properties since the December 2019 study. This is the third time that this area was included in the *Locked Out* snapshot study.
- There was 1 property available to rent within HAP limits for a single person, and a further 9 properties within homeless HAP limits.
- Eight properties were available to rent within standard HAP limits for a couple, up from six in December. 31 properties in this category were available within Homeless HAP limits, a decrease of 11 since December.
- 11 properties were available to rent within HAP limits for a couple/one parent and one child in March 2020. 68 properties in this category were available within Homeless HAP limits. Both of these were decreases on 20 and 112 available properties respectively in December 2019.
- No properties were available to rent within HAP limits for a couple/one parent and two children across the three days of this study. 40 properties in this category were available within Homeless HAP limits.
- Rents in Dublin City North ranged from €600 to €3,200 for one-bedroom properties available, with a median rate ranging from €1,450 to €1,465 over the three days.
- Rents in Dublin City North ranged from €1,350 to €3,495 for two-bedroom properties available, with a median rate of €2000 over the three days.

- Rents in Dublin City North ranged from €1,607 to €3,950 for three-bedroom properties available, with a median rate of €2,500 over the three days.
- According to daft.ie, rents increased by 4.9% in the year to Q4 2019.²²

²² Ibid 17

- **Dublin City South**

- **Table 10: Dublin City South properties available within HAP limits**

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within: A) HAP limits of €660, B) HAP Discretion limits (€990)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,080)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €1,250, B) HAP Discretion limits (€1,875)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,275, B) HAP Discretion limits (€1,912.50)
02/03/2020	629	A: 0, B: 4	A: 0, B: 40	A: 7, B: 130	A: 0, B: 56
03/03/2020	635	A: 0, B: 0	A: 0, B: 3	A: 0, B: 2	A: 0, B: 0
04/03/2020	640	A: 0, B: 0	A: 0, B: 3	A: 2, B: 12	A: 1 B: 3
TOTAL		A: 0, B: 4	A: 0, B: 45	A: 9 B: 144	A: 1, B: 59

Dublin City South Summary

- There was an average of 635 properties available to rent in Dublin City South over the study period. This is an increase of 8 in the average number of properties available in December, and was the area with the highest average number of properties available in this study.
- There were four properties available to rent within HAP limits for a single person, a decrease from 14 properties in December. All of these properties in this category required Homeless HAP.
- No properties were available to rent within standard HAP limits for a couple. A 45 properties in this category were available within Homeless HAP limits, up from 39 in the December study.
- 9 properties were available to rent within HAP limits for a couple/one parent and one child in March 2020. Another 144 properties in this category were available within Homeless HAP limits.
- One property was available to rent within HAP limits for a couple/one parent and two children across the three days of this study,. 59 properties in this category were available within Homeless HAP limits, down from 67 in December.
- Rents in Dublin City South ranged from €775 to €5,250 for one-bedroom properties available, with a median rate of €1,600 to €1,750 over the three days.
- Rents in Dublin City South ranged from €1,100 to €10,000 for two-bedroom properties available, with a median rate ranging from €2,450 to €2,600 over the three days.

- Rents in Dublin City South ranged from €1,758 to €6,500 for three-bedroom properties available, with a median rate ranging from €2,950 to €2,960 over the three days.
- According to daft.ie, rents increased by 2.8% in Dublin City South in the year to Q4 2019.²³

²³ Ibid 17

Dundalk**Table 11: Dundalk properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €975, B) HAP Discretion limits (€1,170)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,050, B) HAP Discretion limits (€1,260)
02/03/2020	42	A: 0, B: 0	A: 0, B: 0	A: 5, B: 7	A: 8, B: 23
03/03/2020	37	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	35	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 5, B: 7	A: 8, B: 23

Dundalk Summary

- There was an average of 38 properties available to rent in Dundalk during this study period.
- There were no properties available to rent within standard or discretionary HAP limits for a single person or a couple across the three days of the study.
- There were five properties available to rent within HAP limits for a couple/one parent and one child. This figure represents an increase of two properties since December. In November 2018, 11 properties were available to rent within HAP limits for a couple/one parent and one child. 7 properties were available within 20% discretionary HAP limits in this category in March, a decrease from 10 in December 2019.
- There were eight properties available to rent within standard HAP limits for a couple/one parent and two children, the same amount as December 2019. 23 properties were available within 20% discretionary HAP limits in this category in March 2020, an increase of 8 on December 2019.
- Rents in Dundalk ranged from €800 to €1050 for one-bedroom properties over the three days surveyed. The median cost was €1000.
- Rents in Dundalk ranged from €880 to €1,250 for the two-bedroom properties available. The median rent over three days was €1,100.

- Rents in Dundalk ranged from €900 to €1,500 for three-bedroom properties available, with a median rate of €1,200 over the three days.
- According to daft.ie, rents increased in Louth by 3.3% in the year up to Q4 2019.²⁴

²⁴ Ibid 17

Galway City Centre

Table 12: Galway City Centre – properties available within HAP limits

Date	Total Number of properties to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €850, B) HAP Discretion limits (€1,020)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €875, B) HAP Discretion limits (€1,050)
02/03/2020	26	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 1
03/03/2020	30	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 0
04/03/2020	30	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 2	A: 0, B: 1

Galway City Centre Summary

- There was an average of 29 properties available to rent in Galway City Centre²⁵ over the study period. This figure was up by three properties since December.
- There were no properties available within HAP limits in Galway City Centre during this study period, remaining the same since December.
- Taking into account the 20% HAP limit, there was two instances of properties available for couples/ one parent with one child, and one instance of a property available to couples/one parent with two children.
- This is the ninth time over the 16 *Locked Out* studies that there have been no properties available to rent within standard HAP limits in Galway City Centre.
- Rents in Galway City Centre ranged from €950 to €2,950 for one-bedroom properties available, all of which were beyond HAP limits. The median rent for one-bedroom properties over three days was €1,050.
- ☐ Rents in Galway City Centre ranged from €1200 to €2,500 for two-bedroom properties available, all of which were beyond HAP limits. The median rent over three days was €1,500.
- Rents in Galway City Centre ranged from €1,450 to €3,000 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €2,200.
- According to daft.ie, rents in Galway City have increased 5.6% in the year to Q4 2019.²⁶

²⁵ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie that also includes the wider Galway City area.

²⁶ Ibid 17

Galway City Suburbs

Table 13: Galway City Suburbs – properties available within HAP limits

Date	Total Number of properties to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €850, B) HAP Discretion limits (€1,020)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €875, B) HAP Discretion limits (€1,050)
02/03/2020	48	A: 0, B: 1	A: 0, B: 1	A: 2, B: 2	A: 0, B: 2
03/03/2020	47	A: 0, B: 2	A: 0, B: 2	A: 0, B: 0	A: 0, B: 0
04/03/2020	51	A: 1, B: 0	A: 0, B: 0	A: 0, B: 2	A: 0, B: 0
TOTAL		A: 0, B: 3	A: 0, B: 3	A: 2, B: 4	A: 0, B: 2

Galway City Suburbs Summary

- There was an average of 49 properties available to rent in Galway City Suburbs²⁷ over the study period, down from 54 in December. This was the third time that this area was included in the *Locked Out* snapshot study.
- There were no properties available within standard HAP for singles of couples, and there were 3 properties available within discretionary HAP for singles and couples.
- For couples/one parent with one child, there were 6 properties available, 4 of which required the discretionary rate.
- There were two properties available to a couple/one parent with two children, both requiring the discretionary rate.
- Rents in Galway City Centre ranged from €650 to €1,100 for one-bedroom properties available, with a median rent ranging from €670 to €1000 over the three days.
- Rents in Galway City Centre ranged from €1000 to €2,000 for two-bedroom properties available. The median rent over three days was €1,250.
- Rents in Galway City Centre ranged from €1,300 to €1,700 for three-bedroom properties available. The median rent over three days ranged from €1,350 to €1,500.
- According to daft.ie, rents in Galway City have increased 5.6% in the year to Q4 2019.²⁸

²⁷ The definition 'Galway City Suburbs' refers to the search parameters used by Daft.ie.

²⁸ Ibid 17

North Kildare

Table 14: North Kildare – properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €975, B) HAP Discretion limits (€1,170)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,050, B) HAP Discretion limits (€1,260)
02/03/2020	109	A: 0, B: 0	A: 1, B: 7	A: 10, B: 11	A: 4, B: 3
03/03/2020	113	A: 0, B: 1	A: 1, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	111	A: 0, B: 0	A: 0, B: 1	A: 0, B: 0	A: 0, B: 1
TOTAL		A: 0, B: 1	A: 2, B: 8	A: 10, B: 11	A: 4, B: 4

North Kildare Summary

- There was an average of 111 properties available to rent across North Kildare during this study period. This is an increase of 7 properties since the findings from the December 2019 study.

One property was available for single people within the period, and that was required the discretionary HAP limit.

- Ten properties were available within standard HAP limits for a couple/one parent and one child over the study period. 11 further properties were available in this category within the 20% discretionary HAP limits.
- There were four properties available within HAP limits for a couple/one parent and two children during this study period, representing a decrease of 2 since December 2019. Another four properties were available in this category within the 20% discretionary HAP limits.
- Rents in North Kildare ranged from €700 to €1,350 for one-bedroom properties available on the dates surveyed. The median rent over three days ranged from €1000 to €1080.
- Rents in North Kildare ranged from €950 to €2,169 for the two-bedroom properties available. The median rent over three days ranged from €1,350 to €1380.
- Rents in North Kildare ranged from €1250 to €2,700 for three-bedroom properties available, with a median rate ranging from €1,700 to €1750 over the three days.
- According to daft.ie, rents in Kildare increased by 3.1% in the year to Q4 2019. ²⁹

Co. Leitrim**Table 15: Co. Leitrim – properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €340, B) HAP Discretion limits (€408)	Couple: Total number of properties available to rent within: A) HAP limits of €370, B) HAP Discretion limits (€444)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €475, B) HAP Discretion limits (€570)
02/03/2020	28	A: 0, B: 0	A: 0, B: 1	A: 1, B: 2	A: 1, B: 7
03/03/2020	27	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	29	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 1	A: 1, B: 2	A: 1, B: 7

Co. Leitrim Summary

- There was an average of 28 properties available to rent in Co. Leitrim over this three-day snapshot study period, a decrease of 5 properties when compared to December 2019.
- No properties were available to rent within the standard of discretionary HAP limits for a single person during the study period. This was also the case during the December 2019 study.
- No properties were available to rent within standard HAP limits for a couple during the study period, remaining the same since December. Just one property was available within the 20% discretionary HAP limit in this category, down from four in December.
- One property was available to rent within standard HAP limits for a couple/one parent and one child, down from three in December 2019. Two properties were available within the 20% discretionary HAP limit in this category.
- One property was available within HAP limits for a couple/one parent and two children, down from 4 in December 2019. 7 additional property was available within the 20% discretionary HAP limit in this category.
- Rents in Co. Leitrim ranged from €450 to €500 for the one-bedroom properties available.
- Rents in Co. Leitrim ranged from €700 to €700 for the two-bedroom properties available. The median rent was €600 over the three days.
- Rents in Co. Leitrim ranged from €400 to €800 for the three-bedroom properties available. The median rent was €650 over the three days.
- According to daft.ie, rental prices in Leitrim have increased 4% in the year to Q4 2019.³⁰

Limerick City Centre**Table 16: Limerick City Centre – properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €420, B) HAP Discretion limits (€504)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €700, B) HAP Discretion limits (€840)
02/03/2020	14	A: 0, B: 0	A: 0, B: 0	A: 0, B: 2	A: 0, B: 0
03/03/2020	16	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	16	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 2	A: 0, B: 0

Limerick City Centre Summary

- There was an average of 15 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a decrease of five properties since the December 2019 study. In November 2018, average property availability stood at 22.
- There were no properties available within standard HAP limits in Limerick City Centre. This was also the case in the December 2019 study.
- There were two properties available within standard or discretionary HAP limits in Limerick City Centre.
- Two properties were available for a couple/one parent and child within the discretionary HAP limits.
- No properties were available within standard or discretionary HAP limits for any of the other household categories.
- Rents for a one-bedroom property in Limerick City Centre ranged from €728 to €1,250 for the one-bedroom properties available. Median rents in this category ranged from €900 to €980 over the three days.
- Rents in Limerick City Centre ranged from €920 to €1,550 for the two-bedroom properties available. The median rent in this category was €1300 over the three days.
- Rents in Limerick City Centre ranged from €1250 to €1600 for three bed properties.
- According to daft.ie, rental prices for Limerick City increased 3.9% in the year to Q4 2019.³¹

³¹ Ibid 17

Limerick City Suburbs**Table 17: Limerick City Suburbs - properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €420, B) HAP Discretion limits (€504)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €700, B) HAP Discretion limits (€840)
02/03/2020	20	A: 1, B: 0	A: 1, B: 0	A: 0, B: 1	A: 0, B: 1
03/03/2020	16	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	18	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 1, B: 0	A: 1, B: 0	A: 0, B: 1	A: 0, B: 1

Limerick City Suburbs Summary

- There was an average of 18 properties available to rent in Limerick City Suburbs over the three days of this snapshot study. This was a decline of an average of 12 properties since December.
- There was just one property under each category in Limerick City Suburbs.
- There were zero one bed properties recorded over the period.
- Rents in Limerick City Suburbs ranged from €800 to €1,200 for the two-bedroom properties available. The median rent in this category ranged from €880 to €900 over the three days.
- Rents in Limerick City Suburbs ranged from €900 to €1,450 for the three-bedroom properties available. The median rent in this category ranged from €1,050 to €1,400 over the three days.
- According to daft.ie, rental prices for Limerick City increased 3.9% in the year to Q4 2019.³²

³² Ibid 17

Portlaoise**Table 18: Portlaoise- properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €420, B) HAP Discretion limits (€504)	Couple: Total number of properties available to rent within: A) HAP limits of €433, B) HAP Discretion limits (€520)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €580, B) HAP Discretion limits (€696)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €610 , B) HAP Discretion limits (€732)
02/03/2020	2	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
03/03/2020	3	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	3	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0

Portlaoise Summary

- There was an average of 3 properties available to rent in Portlaoise over the December 2019 study period, a significant decrease of 13 properties when compared to December. An average of 27 properties had been available to rent in Portlaoise in November 2018.
- There were no properties available within HAP limits in Portlaoise during this study period, remaining the same since the July/August and December 2019 studies.
- Taking into account the 20% HAP limit made no difference to the availability of property in any category.
- Of the average three properties recorded during the period, no one, two or three bed properties were recorded.
- According to daft.ie, rental prices increased by 7.4% in Laois in the year to Q4 2019.³³

³³ Ibid 17

Sligo Town**Table 19: Sligo Town – properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €460, B) HAP Discretion limits (€552)	Couple: Total number of properties available to rent within: A) HAP limits of €490, B) HAP Discretion limits (€588)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)
02/03/2020	17	A: 0, B: 0	A: 0, B: 0	A: 0, B: 2	A: 1, B: 0
03/03/2020	22	A: 0, B: 0	A: 0, B: 0	A: 1 B: 0	A: 0, B: 0
04/03/2020	20	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 1, B: 2	A: 1, B: 0

Sligo Town Summary

- There was an average of 20 properties available to rent in Sligo town over the March 2020 study period. This was a increase of nine properties since December 2109. An average of 27 properties were available in November 2018.

There was no properties to rent for either singles or couples with either HAP rates during the period. Three properties were available to couples/one parent with one child, two of which required the discretionary HAP limit. A single property was available to couples/one parent with two children.

- ☐ The sole one bed property available in Sligo during the period cost €600.
- Rents in Sligo ranged from €540 to €1050 for two-bedroom properties available. The median rent over the three days ranged from €740 to €870.
- Rents in Sligo ranged from €790 to €1,100 for three-bedroom properties available. The median rent over the three days ranged from €900 to €950.
- Rents increased in Co. Sligo by an average of 3.2% in the year to Q4 2019.³⁴

Waterford City Centre**Table 20: Waterford City Centre – properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €430, B) HAP Discretion limits (€516)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)
02/03/2020	69	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
03/03/2020	70	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
04/03/2020	72	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0

Waterford City Centre Summary

- There was an average of 70 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents an increase of 3 properties compared to December 2019. An average of 41 properties were available to rent in November 2018.
- There were no properties available to rent within standard HAP limits across all four household categories during this study period, mirroring the findings of the December 2019, July/August 2019, April 2019 and November 2018 reports.
- There were no properties available across all four categories in relation to discretionary HAP limits, a drop from 4 properties in the December 2019 study.
- Monthly rents in Waterford City Centre ranged from €700 to €1000 for the one-bedroom properties available. The median rate stood at €750 over the three days.
- Monthly rents in Waterford City Centre ranged from €700 to €1,200 for two-bedroom properties available. The median rent over the three days was €900.
- Monthly rents in Waterford City Centre ranged from €850 to €1,250 for three-bedroom properties available. The median rent over the three days ranged from €990 to €1,100.
- According to daft.ie, rental prices increased by 4.3% in Waterford City in the year to Q4 2019.³⁵

³⁵ Ibid 17.

About Simon Communities

The Simon Communities support over 16,700 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, and communications. 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,

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