



Locked Out of the Market Study December 2020

The Gap Between HAP Limits and Market Rents

Snapshot Study

January 2021

Simon Communities in Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken every quarter over three consecutive days. This study was undertaken in December 2020 (14th, 15th and 16th). 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 North⁵, Dublin City South⁶, Galway City Centre⁷, Galway City suburbs, Limerick City Centre⁸, Limerick City suburbs, Portlaoise, Kildare (selected areas)⁹, Athlone, Sligo Town¹⁰, Dundalk, Co. Leitrim¹¹, and Waterford City Centre.¹² This is the eighteenth 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.

The study counts one bedroom units for single people and couples, two-bedroom units for couples/one parent and one child, and two bedrooms or more for couples/one parent with two

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 The Dublin City Centre filter changed with an update to the daft.ie website since the September 2020 Locked Out Report. For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2. Therefore, there should be some caution in making direct comparisons to the September 2020 report in relation to the Dublin City Centre category.

⁵ The Dublin City North filter changed with an update to the daft.ie website since the September 2020 Locked Out Report. For this Report, Dublin City North was defined as Dublin 3, 5, 7, 9, 11. Therefore, there should be some caution in making direct comparisons to the September 2020 report in relation to the Dublin City North category.

⁶ The Dublin City South filter changed with an update to the daft.ie website since the September 2020 Locked Out Report. For this Report, Dublin City South was defined as 4, 6, 6w, 8, 10, 12, 14 and 16. Therefore there should be some caution in making direct comparisons to the September 2020 report in relation to the Dublin City South category.

⁷ Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

⁸ Limerick City Centre contains properties to rent in Limerick City (daft.ie).

⁹ 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.

¹⁰ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contains properties to rent within each of the townland border (daft.ie).

¹¹ Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

¹² Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

children. It should be noted that this represents a change in methodology from earlier iterations of this study, whereby one bedroom units had been counted as viable options for the couples/one parent and one children category.

It should also be noted that due to changes to the filters on the daft.ie website, the categories of Dublin City Centre, Dublin City North and Dublin City South have changed slightly between the September 2020 Locked Out Report and this Report. Therefore, some caution is necessary in making direct comparisons for the Dublin regions in this Report to the September study.

The Covid-19 pandemic, and related restrictions have brought about some change in the Irish private rental market in 2020, however an underlying chronic lack of affordable supply persists. According to the *Daft.ie Irish Rental Report Q3 2020*¹³, rents in Quarter 3 2020 rose 1.2% nationally year-on-year. Compared to Q2 2020, rents rose 1.5% nationally, offsetting the 1.4% fall in rents seen in the March-June pandemic period. In Dublin rents have fallen a modest 0.8% year-on-year, but began to rise again slightly in Q3, increasing 0.2% from June to September.

The average rent nationally in Q3 stood at €1419, near an all-time high. In short, the Covid-19 pandemic restrictions have not led to a significant increase in affordability in the private rental market in 2020.

Supply of rental properties has been less consistent than the stability of rental prices in 2020. By Q3, there were twice the number of properties on the Dublin private rental market than a year previous. Outside of Dublin, the stock of private rental properties was down. Overall supply of rental properties was up by a sixth nationally in Q3 on the same date as in 2019. This dynamic is borne out in this Locked Out Report, which will show increased supply in Dublin, with little change outside of the capital.

This Simon Communities of Ireland *Locked Out* report found there were 3019 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a significant 19% increase from the 2,543 properties which were available to rent at any price in the September 2020 *Locked Out* study period. However, it is a similar number to the 2,988 properties recorded in the June 2020 *Locked Out* study, representing just a 1% increase in supply since June. As noted in the daft.ie Q3 Report cited above, the increase in supply is driven by Dublin.

There were 1160 properties available under a standard or discretionary limit in at least one of the four categories, representing 38% of the total properties available. This represents a significant 57% increase on the 738 properties which were available within at least one HAP category in the September study. There were 93 instances of those properties coming within a standard HAP rate in one of the four categories.

While this data shows a significant increase in properties available within HAP rates, it is important to note that this largely relates to Dublin. In fact, in six of the study areas outside Dublin, there are zero properties available in HAP rates across any of the four categories.

¹³ Daft.ie Irish Rental Report Q3 2020, https://ww1.daft.ie/report/ronan-lyons-2020q3-daftrentalprice?d_rd=1

Of the 3,019 properties available during the period, just 4 properties (one-bedroom units) were within standard HAP limits for single people across the 16 areas, a further 95 properties were available within the discretionary HAP limits. This was up from 1 property within standard HAP in September, and 44 properties within discretionary HAP for single people. Therefore, just 3.2% of all available properties came within either standard or discretionary HAP limit for single people.

69 properties (one-bedroom units) of the 3,019 total came within standard HAP limits for couples with no children. This was an increase from 38 properties in September. A further 403 properties were within discretionary HAP limits, a significant increase from the 222 available in September. In June, 355 properties had been available within discretionary HAP limits for couples. Therefore, 15.6% of all properties came within either HAP limit for couples.

For families with one child, 6 properties (2 bedroom units) were available within standard HAP limits and a further 562 properties available within the discretionary HAP limits. an increase from 351 properties in the September study. That meant that 18.8% of the total 3,019 properties were available within either HAP limit to this category.

For couples/one parent with two children, there were just 14 properties (2 bedrooms or more) available within the standard HAP limit, but a further 662 properties available within the discretionary HAP limits, an increase from the 465 properties available in June. Therefore, 22.3% of properties therefore came within either HAP limit for this category.

Main Findings

Property Availability

- In all, there was an average of 3,019 properties available to rent at any price across the 16 study areas over the three-day period. This represents a 19% increase from the 2,543 properties available during the September study.
- 80% (2,402) of all properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South), with a particularly high concentration in Dublin City South (1232).
- There were 1160 properties available under a standard or discretionary limit in at least one of the four categories, representing 38% of the total properties available. This represented a significant increase of 57% on the 738 properties which were available within at least one HAP category in the September study.
- There were just 93 instances of those properties being available to rent within the standard HAP rates in one of the four categories during the three-day period. The same property may fit into two categories, and that is counted at two instances of availability. In the September study, there had been 56 instances of a property fitting into a standard HAP category.
- There were 1,722 instances of those properties being available to rent within the discretionary HAP limits in at least one of the four categories during the period. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% in other counties.
- In six of the 16 areas, there were no properties available to rent in any category within standard or discretionary Rent Supplement/Housing Assistance Payment HAP limits. Those areas were Galway City Centre, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre.
- Furthermore, Athlone had just one property coming within any HAP limit, and Galway City Suburbs had just three properties coming within any HAP limit.
- There were just four properties available to rent for a single person within standard Rent Supplement/Housing Assistance Payment HAP limits across all 16 study areas.
- There were just six two-bedroom units within standard HAP rates for a couple/one parent and one child across all 16 study areas.

Jonathan's Story in Galway- A Lack of Affordable Properties to Move on from Homelessness

Jonathan* is a 30-year old man who currently resides in Galway Simon Community's Emergency Accommodation Project. Jonathan was diagnosed with severe anxiety in his teens and began to use alcohol and drugs in his early 20's as a mechanism to combat the symptoms of this disorder. Jonathan has recognised the role addiction has had in his route to homelessness and has not used any substances since he was admitted to the Project in June 2020.

Jonathan began looking for a one bedroom HAP accommodation in July 2020 and has searched daily for suitable apartments, without success. Although he quickly expanded his search beyond the city to the entire county of Galway, Jonathan has been invited to view just 4 properties in total.

Jonathan feels that his reliance on the HAP scheme has been the major barrier to him securing move on accommodation, as the rents asked are generally well above the rent cap and when he has enquired about HAP on properties he would be able to afford, he has been told that these apartments have already been rented.

This Locked Out study found that there were no properties available within either standard or discretionary HAP rates in Galway City Centre, and just one property within single person HAP rates in Galway City Suburbs. Jonathan's story demonstrates how this chronic lack of affordable options is a barrier to exiting homelessness.

Household types

- Of the 1160 properties available to rent across the 16 study areas in at least one of the four household categories of Housing Assistance Payment (HAP) standard and discretionary limits, the following were available;¹⁴
 - Single persons: Just 4 properties were available within standard HAP limits for a single person. A further 95 properties were found within discretionary limits for single people.
 - Couples: 69 properties were available to rent within the standard HAP limits for a couple. 403 properties were available in this category within discretionary limits. This represented a significant increase in available properties since the September study in this category, from 38 and 222 respectively, an increase overwhelmingly driven by Dublin.
 - Couple/one parent plus one child: 6 properties were available for a couple/one parent and one child within standard HAP limits. A further 562 properties were found within discretionary limits, with the vast majority (548) of these located in Dublin.
 - Couple/one parent plus two children: 14 properties were available within standard HAP limits for a couple/one parent and two children. A further 662 properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas (626).

¹⁴ See table 1 below for regional breakdown

Sarah's Story in the South of the Country- Barriers to Exiting Homelessness

Sarah is a 27-year old, living in a large town in the South of the country. Sarah's relationship with her family broke down after a difficult set of circumstances, and she has become homeless. Sarah has some addiction issues, for which she is engaged in treatment. She has slept rough, and has recently been living in privately run B+B's. She has had to move on numerous occasions, and has received support from the Simon Community.

Sarah applied for and was delighted when she was approved for the HAP scheme, hoping it would help her to exit homelessness. Unfortunately, she has not been able to source long-term rental accommodation using HAP in her area. On average, the cost of properties in her area are twice that of the HAP rate for single people. With her limited resources, Sarah would not be able to make up the difference above the HAP rate. Sarah reports that she doesn't get called to viewing by potential landlords.

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

Regional Variation

- The regional variations indicate that property availability within HAP limits remain scarce outside of Dublin. Tables 3 and 4 of this study demonstrate the data by urban centres, commuter belt and regional towns.
- There were 81 instances of properties across the four categories available within standard HAP limits in urban centres. This is a decrease from 47 instances of properties across the four categories in the September study. An additional 1,684 instances of properties were available within discretionary or Homeless HAP limits, an increase from the 1,052 properties in the September study across the four categories. The vast majority of these properties were located in Dublin City regions.
- There were two properties available within standard HAP limits in regional towns, namely Sligo and Athlone and Co. Leitrim. Seven instances of properties were found within discretionary limits across those three regions.
- In commuter belt towns, 11 instances of properties were available within standard HAP limits. An additional 32 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.

Analysis of Findings

Two short, snapshot *Locked Out* reports were published in April and May, which looked only at Irish cities. These Reports indicated that there was a trend of increasing supply on the private rental market during the Covid-19 crisis in Irish cities. The April and May snapshot reports, and June study, indicated that the increase in supply had led to an increase in properties available

within HAP rates in Dublin City, however there was no equivalent increase in HAP availability in other cities.

However, the September study indicates supply across the 16 regions had started to fall from the 2,988 properties available in the June study. The sudden influx of short-term lets, such as AirBnbs, onto the long-term private rental market after the shut-down of the tourist industry has been posited as the cause of the increase in supply earlier this year.

This study for the period December 2020, which came after the easing of a second public health lockdown period, showed increased supply in Dublin, but little change elsewhere in the country.

This study finds that while there has been an increase since March in HAP available properties in Dublin, this trend is not replicated in the other regions throughout the country. In fact, six of the 16 regions in this study had no properties available within either HAP rate across the four categories.

1106 (95%) of those 1160 properties that fit into a HAP category were located in Dublin, which indicates that any increase in affordable supply has not extended beyond Dublin.

In Galway City Centre, Limerick City Centre, Limerick City Suburbs, Sligo Town, Waterford City Centre and Portlaoise there were no properties available to rent in any category within either standard or discretionary Rent Supplement/Housing Assistance Payment HAP limits.

Presented below are the findings from the Locked Out of the Market three-day snapshot study for 14th to 16th December 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 shows the percentage change in available properties as compared to the September 2020 study period, both in terms of overall availability and HAP availability. Table 2 gives an area 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, across the four household categories. Regional variations in the distribution of available properties within HAP limits for December 2020 and September 2020 are displayed in Tables 3 and 4. 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, Figure 2 and Figure 3 below illustrate the percentage breakdown of properties available per household category in December 2020, September 2020 and June 2020. The pie charts that within standard HAP rates, couples seeking one bedroom apartments have the most options.

Figure 1: Number of Instances of Properties by HAP Household Category December 2020 within Standard Rates

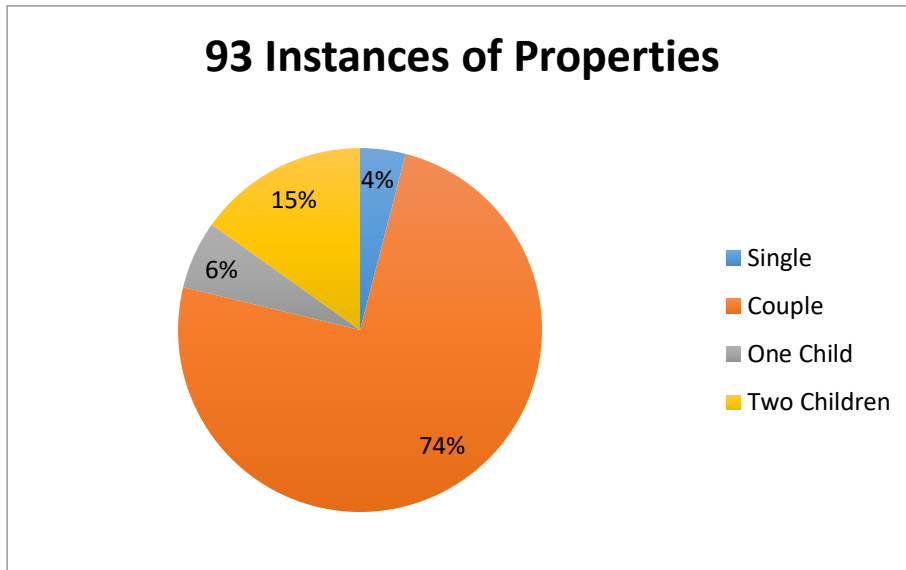


Figure 2: Number of Instances of Properties by HAP Household Category September 2020 within Standard Rates

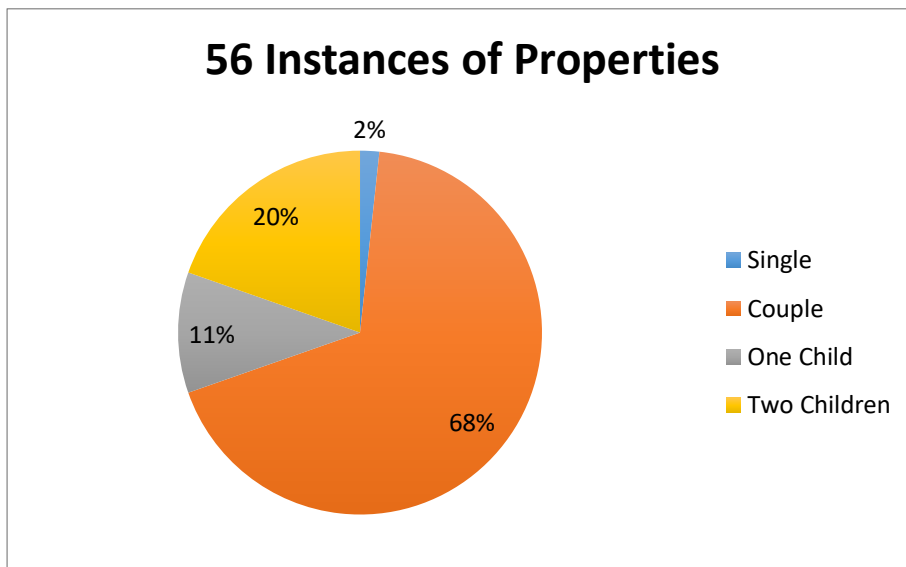
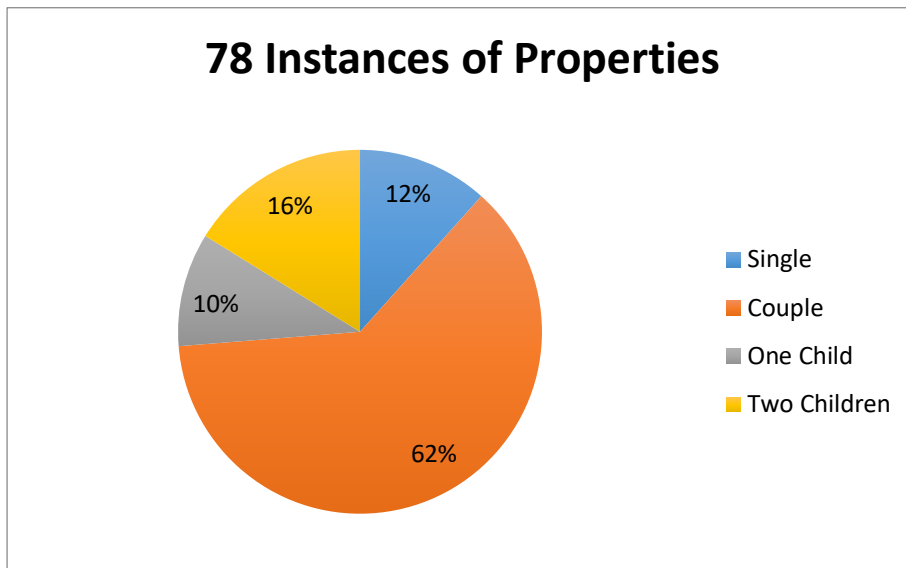


Figure 3: Number of Instances of Properties by HAP Household Category June 2020 within Standard Rates



Homeless HAP/Discretionary Rate top-ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out December 2020* 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 the total number of properties available within standard and discretionary/Homeless HAP limits. Table 2 lays out the instances of properties being available within standard and discretionary HAP, across the four household categories.

Table 1: Regional Breakdown of Total Properties and Total Properties Available Within HAP and Homeless Hap Limits December 2020 compared to September 2020

LOCATION	Total properties Dec 2020	Total Properties Sept 2020	% Change Total Properties	Total HAP Dec 2020	Total HAP Sept 2020	% Change HAP properties
Athlone	21	22	-4.55%	1	0	+
Cork City Centre	126	72	75.00%	7	0	+
Cork City Suburbs	72	57	26.32%	4	1	300.00%
Dublin City North	526	450	16.89%	347	236	47.03%
Dublin City South	1232	1041	18.35%	560	321	74.45%
Dublin City Centre	644	587	9.71%	199	137	45.26%
Dundalk	41	27	51.85%	27	26	3.85%
Galway City Suburbs	61	66	-7.58%	3	6	-50.00%
Galway City Centre	62	33	87.88%	0	0	NC
Kildare (selected)	91	69	31.88%	7	9	-22.22%
Co. Leitrim	12	15	-20.00%	5	2	150.00%
Limerick City Suburbs	25	28	-10.71%	0	0	NC
Limerick City Centre	60	21	185.71%	0	0	NC
Sligo town	12	17	-29.41%	0	0	NC
Portlaoise	8	4	100.00%	0	0	NC
Waterford City Centre	26	34	-23.53%	0	0	NC
Total:	3019	2543	18.72%	1160	738	57.32%

Table 2: Available properties to rent within HAP limits across 16 study areas on 14th-16th December 2020

LOCATION	Average number of properties available to rent with no min cost	Total properties within at least one HAP category/rate	Single person: properties available to rent within; HAP Limits/Discretionary Limit	Couple: properties available to rent within HAP Limits/Discretionary Limit	Couple/One Parent + 1 Child: properties available to rent within HAP Limits/Discretionary Limit	Couple/One Parent + 2 Children: properties available to rent within HAP Limits/Discretionary Limit
Athlone	21	1	0/0	0/0	0/1	0/1
Cork City Suburbs	72	4	0/2	2/0	0/1	0/2
Cork City Centre	126	7	1/0	1/1	0/4	0/5
Dublin City North	526	347	0/38	21/121	4/169	5/200
Dublin City South	1232	560	2/40	31/218	1/265	1/298
Dublin City Centre	644	199	0/14	11/60	0/114	0/128
Dundalk	41	27	0/0	0/1	1/7	7/19
Galway City Suburbs	61	3	0/1	1/1	0/1	0/1
Galway City Centre	62	0	0/0	0/0	0/0	0/0
Kildare (selected)	91	7	1/0	2/1	0/0	0/4
Co. Leitrim	12	5	0/0	0/0	0/0	1/4
Limerick City Suburbs	25	0	0/0	0/0	0/0	0/0
Limerick City Centre	60	0	0/0	0/0	0/0	0/0
Sligo town	12	0	0/0	0/0	0/0	0/0
Portlaoise	8	0	0/0	0/0	0/0	0/0
Waterford City Centre	26	0	0/0	0/0	0/0	0/0
Total:	3019	1160	4/95	69/403	6/562	14/662

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

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	Urban Centres¹⁵: A) 3 (Dublin City South, Cork City Centre) B) 95 (Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs, Cork City Centre) Commuter Belt¹⁶: A) 1 (Kildare-selected areas) B) 0 Regional Towns¹⁷: A) 0 B) 0
Properties available within A) standard and B) discretionary limits for a Couple	Urban Centres: A) 67 (Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs) B) 401 (Cork City Centre, Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs). Commuter Belt: A) 2 (Kildare- selected areas) B) 2 (North Kildare, Dundalk). Regional Towns: A) 0 B) 0
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child¹	Urban Centres: A) 5 (Dublin City North, Dublin City South), B) 554 (Cork City Suburbs, Cork City Centre, Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs,). Commuter Belt: A) 1 (Dundalk), B) 7 (Dundalk). Regional Towns: A) 0 B) 1 (Athlone).
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	Urban Centres: A) 6 (Dublin City North, Dublin City South), B) 634 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Suburbs, Cork City Centre). Commuter Belt: A) 7 (Dundalk), B) 23 (North Kildare, Dundalk). Regional Towns: A) 1 (Leitrim) B) 6 (Co. Leitrim, Athlone).

¹⁵ 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.

¹⁶ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

¹⁷ Regional towns include Athlone, Co. Leitrim and Sligo Town.

**Table 4: Available properties by Household Category & Regional Distribution
September 2020**

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	Urban Centres¹⁸: A) 1 (Dublin City South) B) 52 (Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs,) Commuter Belt¹⁹: A) 0 B) 2 (Kildare-selected areas) Regional Towns²⁰: A) 0 B) 0
Properties available within A) standard and B) discretionary limits for a Couple	Urban Centres: A) 35 (Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs) B) 217 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs). Commuter Belt: A) 0 B) 2 (Kildare- selected areas). Regional Towns: A) 0 B) 0
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child¹	Urban Centres: A) 5 (Dublin City Centre, Dublin City North, Dublin City South), B) 342 (Cork City Suburbs, Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs,). Commuter Belt: A) 1 (Dundalk), B) 7 (Kildare-selected areas , Dundalk). Regional Towns: A) 0 B) 1 (Leitrim).
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	Urban Centres: A) 6 (Dublin City North, Dublin City Centre, Dublin City South, Galway City Suburbs), B) 441 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Suburbs). Commuter Belt: A) 5 (Dundalk), B) 22 (Kildare-selected areas, Dundalk). Regional Towns: A) 0 B) 2 (Co. Leitrim,).

¹⁸ 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.

¹⁹ Commuter belt towns include Kildare (selected areas), Portlaoise and Dundalk.

²⁰ Regional towns include Athlone, Co. Leitrim and Sligo Town.

Summary of findings for each location

Athlone

Table 5: Athlone – properties available within HAP limits

Date:	Single Person: €450	Couple: €470	Couple/ One Parent + 1 Child: €600	Couple/One Parent + 2 Children: €625
Day one: 14/12	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 (included in one child category)
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties available over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 1 Total: 1
Total number of properties available to rent in region each day (no cost limits)				
Day one: 22 (24 – 2 students)	4 one beds: €850 - €750, median: €797 9 two beds: €1,500 - €900, Median: €1000 4 three beds: €1,200 - €795, median: €1,100			
Day two: 22 (24– 2 students)	3 one beds: €850 - €750, median: €780 8 two beds: €1,200 - €700, Median: €1050 5three beds: €1,200 - €795, median: €900			
Day three: 20 (22– 2 students)	2 one beds: €850 - €780. 10 two beds: €1,200 - €700, Median: €975 4 three beds: €1,200 - €1100, median: €1100			
Total HAP	1			

Athlone Summary

- There was an average of 21 properties available to rent in Athlone in this study period, a decrease of 1 property since the September study.
- One property was available within any of the HAP categories in Athlone, an increase from zero in the September study.
- Rents for a one-bedroom property in Athlone ranged from €750 to €850 for available properties. The median price for one-bedroom properties was €788 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €700 to €1,041 for available properties. The median price for one-bedroom properties was €1100 over the three days.
- Rents for a three-bedroom properties in Athlone ranged from €795 to €1200. The median price for three-bedroom properties was €1033 over the three days.
- According to daft.ie, averages rents in Westmeath have increased by 3.2% in the year to Q3 2020.²¹

²¹ Daft.ie Rental Report Q3 2020, https://ww1.daft.ie/report/2020-Q3-rental-daftreport.pdf?d_rd=1

Cork City Centre

Table 6: Cork City Centre properties available within HAP limits

Date:	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 14/12	No of properties: 1 Discretion 20%: 0	No of properties: 1 (included in single category) Discretion 20%: 1	No of properties: 0 Discretion 20%: 2	No of properties: 0 Discretion 20%: 3 (2 included in one child category)
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 1 (included in 1 child category)
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 1 (included in one child)
Total number of HAP properties over the 3 days	Standard Rate: 1 Discretion: 0 Total: 1	Standard Rate: 1 Discretion: 1 Total: 2	Standard Rate: 0 Discretion: 4 Total: 4	Standard Rate: 0 Discretion: 5 Total: 5
Total number of properties available to rent in region each day (no cost limits)				
Day one: 127. (129- 2 students).	33 one beds: €1,700 - €550, median: €1,050 60 two beds: €1,953 - €953, Median: €1,490 16 three beds: €3370 - €1,350, Median: €1,850			
Day two: 127. (129- 2 students).	32 one beds: €1,700 - €550, median: €1,050 62 two beds: €1,950 - €953, Median: €1,460 15 three beds: €3370 - €1,350, Median: €1,850			
Day three: 125. (127- 2 students).	35 one beds: €1,700 - €550, median: €1,050 60 two beds: €1,950 - €953, Median: €1,451 15 three beds: €3370 - €1,350, Median: €1,850			
Total HAP	7			

Cork City Centre Summary

- There was an average of 126 properties to rent in Cork City Centre over the course of the study period, a 75% increase in supply from the 72 properties available in September 2020 study.
- Despite the significantly increased level of supply, there were just 7 properties available within standard or HAP rates across the four categories. This was an increase from zero properties in the September study.
- Monthly rents in Cork City Centre ranged from €550 to €1,700 for the one-bedroom properties available over the three-day study period. The median price for one-bedroom properties was €1,050.
- Monthly rents in Cork City Centre ranged from €953 to €1953 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties ranged from €1,451 to €1490 over the three days.
- Monthly rents in Cork City Centre ranged from €1,350 to €3,370 for three-bedroom. The median price for three-bedroom properties was €1850.
- According to daft.ie, average rents in Cork City rose 5.2% in the year to Q3 2020.²²

Cork City Suburbs

Table 7: Cork City Suburbs properties available within HAP limits

Date:	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 14/12	No of properties: 0 Discretion 20%: 2	No of properties: 2 (both in single category) Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 2 (1 included in one child category)
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 2 Total: 2	Standard Rate: 2 Discretion: 0 Total: 2	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 2 Total: 2
Total number of properties available to rent in region each day (no cost limits)				
Day one: 71 (73 – 2 students).	4 one beds: €1,500 - €600, median: €875 32 two beds: €2,800 - €1050, Median: €1,415 22 three beds: €2,000 - €1,375, Median: €1,600			
Day two: 71 (73 – 2 students).	2 one beds: €1,500 - €625 33 two beds: €2,800 - €1050, Median: €1,445 22 three beds: €2,000 - €1,375, Median: €1,600			
Day three: 74 (76 – 2 students).	2 one beds: €1,500 - €625 33 two beds: €1985 - €1050, Median: €1,400 26 three beds: €2,000 - €1,375, Median: €1,600			
Total HAP	4			

Cork City Suburbs Summary

- There was an average of 72 properties to rent in Cork City Suburbs²³ over the course of the study period. In September 2020 there were 57 properties available.
- Of the 72 properties, just four properties came within at least one of the HAP standard or discretionary rates across the four categories.
- Monthly rents in Cork City Suburbs ranged from €699 to €1500 for one-bedroom properties available over the three-day study period. The median price for one-bedroom properties ranged from €625 to €875 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1050 to €2,800 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties ranged between €1,400 to €1,445 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1,375 to €2,000 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 was €1600.
- According to daft.ie, average rents in Cork City rose 5.2% in the year to Q3 2020.²⁴

²³ Ballinlough, Ballinure, Bishopstown, Blackrock, Donnybrook, Frankfield, Glasheen, Hollyhill, Passage West, Rochestown, Silverspring, St. Lukes, Tivoli, Turners Cross, Victoria Cross, Wilton.

²⁴ Ibid 19

Dublin City Centre

Dublin City Centre (Dublin 1 and 2) properties available within HAP limits

Date:	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 14/12	No of properties: 0 Homeless HAP 50%: 10	No of properties: 7 (all within in single category) Homeless HAP 50%: 54 (3 within single category)	No of properties: 0 Homeless HAP 50%: 91	-No of properties: 0 -Homeless HAP 50%: 102 (91 included in one child category)
Day two: 15/12	No of new properties: 0 Homeless HAP 50%: 4	No of new properties: 4 (included in single) Homeless HAP 50%: 5	No of new properties: 0 Homeless HAP 50%: 7	-No of new properties: 0 -Homeless HAP 50%: 7 (7 included in one child category)
Day three: 16/12	No of new properties: 0 Homeless HAP 50%: 0	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 16	-No of new properties: 0 -Homeless HAP 50%: 19 (16 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 14 Total: 14	Standard Rate: 11 Homeless HAP: 60 Total: 71	Standard Rate: 0 Homeless HAP: 114 Total: 114	Standard Rate: 0 Homeless HAP: 128 Total: 128
Total number of properties available to rent in region each day (no cost limits)				
Day one: 640 (644 – 4 students).	260 One beds: €6,500 - €700, Median €1,550 332 Two beds €5000 - €1,300, Median €2070 45 Three beds €7,500 - €1,900, Median €2,995			
Day two: 648 (652 – 4 students).	275 One beds: €6,500 - €700, Median €1,540 329 Two beds €5000 - €1,300, Median €2100 42 Three beds €7,500 - €1,800, Median €2,995			
Day three: 646 (650 – 4 students).	273 One beds: €6,500 - €700, Median €1,540 328 Two beds €5000 - €1,300, Median €2100 43 Three beds €7,500 - €1,800, Median €2,995			
HAP	199			

Dublin City Centre Summary

- Owing to changes in the filters on daft.ie website, the Dublin City Centre study between September and December may not be an entirely direct comparison, however they remain approximate.
- There was an average of 644 properties available to rent in Dublin City Centre over the study period, a 9% increase on the 587 properties available in the September study, although still a decrease on the 687 properties available in the June study.
- There were just 11 properties available within standard HAP limits in Dublin City Centre in this study period.
- In total were 199 properties available in at least one household category within standard or homeless HAP rates, an increase in 137 properties within at least one HAP category in the September study.
- There were no properties available to rent within standard HAP limits for a single person, as in the September, June and March 2020 studies, and 14 properties within Homeless HAP rates for singles. This demonstrates the continued limited supply for singles.
- There were 11 properties available to rent within standard HAP limits for a couple, an increase from three properties in the September 2020 study. 71 properties were available within homeless HAP rates for couples, up from 43 properties in September.
- No properties were available to rent within HAP limits for a couple/one parent and one child in. 114 properties in this category were available within Homeless HAP limits.
- 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. 128 properties in this category were available within Homeless HAP limits, an increase from 93 properties in September.

- Rents in Dublin City Centre ranged from €700 to €6,500 for one-bedroom properties available, with a median ranging from €1595 to €1,600, significantly down from the March 2020 median ranging from €1540 to €1550 over the three days.
- Rents in Dublin City Centre ranged from €1300 to €5000 for two-bedroom properties available, with a median rate ranging from €2,070 to €2100, significant down from the March 2020 median ranging from €2,995 to €3,000 over the three days.
- Rents in Dublin City Centre ranged from €1800 to €7500 for three-bedroom properties available, with a median rate of €2995 over the three days.
- According to daft.ie, rents in Dublin City Centre fell 2.3% in the year to Q3 2020.²⁵

²⁵ Ibid 19

Dublin City North

Table 9: Dublin City North (Dublin 3, 5, 7, 9, 11) properties available within HAP limits

Date:	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 14/12	No of properties: 0 Homeless HAP 50%: 34	-No of properties: 17 (all included in single category) -Homeless HAP 50%: 106 (17 included in single category)	No of properties: 4 Homeless HAP 50%: 148	-No of properties: 5 (included in 4 child category) -Homeless HAP 50%: 176 (148 in 1 child category)
Day two: 15/12	No of new properties: 0 Homeless HAP 50%: 3	-No of new properties: 3 (3 included in single category) - Homeless HAP 50%: 7	No of new properties: 0 Homeless HAP 50%: 9	-No of new properties: 0 -Homeless HAP 50%: 9 (9 included in 1 child category)
Day three: 16/12	No of new properties: 0 Homeless HAP 50%: 1	-No of new properties: 1 (1 included in single category) -Homeless HAP 50%: 8	No of new properties: 0 Homeless HAP 50%: 12	-No of new properties: 0 -Homeless HAP 50%: 15 (12 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 38 Total: 38	Standard Rate: 21 Homeless HAP: 121 Total: 142	Standard Rate: 4 Homeless HAP: 169 Total: 173	Standard Rate: 5 Homeless HAP: 200 Total: 205
Total number of properties available to rent in region each day (no cost limits)				
Day one: 547 (558 - 11 students).	208 One beds: €2000 - €693, Median €1,300 222 Two beds €2,300 - €1,215, Median €1,800 86 Three beds €3,600 - €1,700, Median €2,300			
Day one: 521 (532 - 11 students).	197 One beds: €2000 - €693, Median €1,300 219 Two beds €2,300 - €1,215, Median €1,797 85 Three beds €3,600 - €1,700, Median €2,300			
Day one: 510 (521 - 11 students).	197 One beds: €2000 - €693, Median €1,275 219 Two beds €2,250 - €1,215, Median €1,800 82 Three beds €3,600 - €1,400, Median €2,300			
Total HAP	347			

Dublin City North Summary

- Owing to changes in the filters on daft.ie website, the Dublin City North study between September and December may not be an entirely direct comparison, however they remain approximate.
- There was an average of 526 properties available to rent in Dublin City North over the study period. this represented an increase on the 450 properties in the September study and a significant increase on the 230 properties available in the March 2020 study.
- Of those, 347 properties were available in at least one household category under either standard or discretionary HAP, a 47% increase from the 236 properties in the September study.
- There were no properties available to rent within standard HAP limits for a single person, and 38 properties within homeless HAP limits, an increase from 23 properties within Homeless HAP limits in September.
- 21 properties were available to rent within standard HAP limits for a couple. 121 properties in this category were available within Homeless HAP limits, up from 71 properties in September.
- Just four properties were available within standard rates for families with one child, and

a further 169 properties within homeless HAP rates.

- Just five properties were available to rent within HAP limits for a couple/one parent and two children across the three days of this study. a further 205 properties in this category were available within Homeless HAP limits, up from 143 properties in the September study.
- Rents in Dublin City North ranged from €693 to €2000 for one-bedroom properties available, with a median rate ranging from €1275 to €1,300 over the three days.
- Rents in Dublin City North ranged from €1,215 to €2,30 for two-bedroom properties available, with a median range from €1797 to €1850 over the three days. This is decrease on the median price of €2000 in the March study.
- Rents in Dublin City North ranged from €1,400 to €3,600 for three-bedroom properties available, with a median rate was €2300 over the three days.
- According to daft.ie, rents increased by 0.3% in Dublin City North and 1.2% in North County Dublin in the year to Q3 2020.²⁶

²⁶ Ibid 19

Dublin City South

Table 10: Dublin City South (Dublin 4, 6, 6W, 8, 10, 12, 14, 16) properties available within HAP limits

Date:	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 14/12	No of properties: 2 Homeless HAP 50%: 36	No of properties: 29 (all included in single) Homeless HAP 50%: 195 (9 included in single category)	No of properties: 1 Homeless HAP 50%: 242	No of properties: 1 (included in 1 child) Homeless HAP 50%: 272 (242 included in 1 child category)
Day two: 15/12	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 1 (1 included in single) Homeless HAP 50%: 18 (1 included in single)	No of new properties: 0 Homeless HAP 50%: 14	No of new properties: 0 Homeless HAP 50%: 16 (2 included in one child category)
Day three: 16/12	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 1 (1 included in single) Homeless HAP 50%: 5 (1 included in single)	No of new properties: 0 Homeless HAP 50%: 9	No of new properties: 0 Homeless HAP 50%: 10 (9 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 2 Homeless HAP: 40 Total: 42	Standard Rate: 31 Homeless HAP: 218 Total: 249	Standard Rate: 1 Homeless HAP: 265 Total: 266	Standard Rate: 1 Homeless HAP: 298 Total: 299
Total number of properties available to rent in region each day (no cost limits)				
Day one: 1224 (1228 – 4 students)	458 One beds: €4,200 - €625, Median: €1,450 566 Two beds €4,000 - €1,200, Median: €1950 149 Three beds €9000 - €1,595, Median: €2550			
Day two: 1233 (1237 – 4 students)	466 One beds: €4,200 - €625, Median: €1,420 567 Two beds €5000 - €1,200, Median: €1991 151 Three beds €9000 - €1,595, Median: €2500			
Day three: 1227 (1231 – 4 students)	454 One beds: €4,200 - €625, Median: €1,450 573 Two beds €5000 - €1,200, Median: €1995 151 Three beds €9000 - €1,300, Median: €2550			
Total HAP	560			

Dublin City South Summary

- Owing to changes in the filters on daft.ie website, the Dublin City South study between September and December may not be an entirely direct comparison, however they remain approximate.
- There was an average of 1,232 properties available to rent in Dublin City South over the study period. This represents a major increase still an increase on the 635 properties available in the March 2020 study, and an 18% increase in the 1041 properties available in the previous September 2020 study. It was the area with the highest average number of properties available in this study.
- Of those 1,232 properties, 560 properties fit into at least one HAP category across the households, up 74% on the 321 properties within a HAP category in the September study.
- There were 42 properties available to rent within HAP limits for a single person, an increase from just 16 properties in September. 40 of those properties required Homeless HAP.
- 31 properties were available to rent within standard HAP limits for a couple, an increase from 10 properties in the September study. A further 218 properties in this category were available within Homeless HAP limits, significantly up from 116 in the September Study.

- Just one property were available to rent within HAP limits for a couple/one parent and one child. However, 265 properties in this category were available within Homeless HAP limits, up from 160 in the September study.
- Just one property was available to rent within HAP limits for a couple/one parent and two children across the three days of this study. However, 298 properties in this category were available within Homeless HAP limits, up from 203 In September, and just 59 properties in March.
- Rents in Dublin City South ranged from €625 to €4,200 for one-bedroom properties available, with a median rate ranged from €1,420 to €1450 over the three days, down from a median range of €1,600 to €1700 in March.
- Rents in Dublin City South ranged from €1,200 to €5,000 for two-bedroom properties available, with a median rate of €1950 to €1995, down from the March median range of €2,450 to €2,600 over the three days.
- Rents in Dublin City South ranged from €1,300 to €9000 for three-bedroom properties available, with a median rate raging from €2,500 to €2,550 over the three days.
- According to daft.ie, rents decreased in Dublin South City by 1.3% and in South County Dublin by 0.0% in the year to Q3 2020.²⁷

Dundalk

Table 11: Dundalk properties available within HAP limits

Date:	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €975	Couple/One Parent + 2 Children: €1,050
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 1 Discretion 20%: 5	No of properties: 6 (5 in one child category) Discretion 20%: 15 (1 in one child category)
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 2	No of new properties: 1 (included in one child) Discretion 20%: 4 (1 included in one child)
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 1 Discretion: 7 Total: 8	Standard Rate: 7 Discretion: 19 Total: 26
Total number of properties available to rent in region each day (no cost limits)				
Day one: 41 (43- 2 students)	1 one bed: €720 9 two beds: €1,700 - €895, Median: €1,045 24 three beds: €2000 - €900, Median: €1,250			
Day two: 41 (43- 2 students)	1 one bed: €720 9 two beds: €1,700 - €895, Median: €1,045 24 three beds: €2000 - €900, Median: €1,250			
Day two: 41 (43- 2 students)	1 one bed: €720 9 two beds: €1,700 - €895, Median: €1,040 24 three beds: €2000 - €900, Median: €1,250			
Total HAP	27			

Dundalk Summary

- There was an average of 41 properties available to rent in Dundalk during this study period, an increase from 27 properties in September.
- 27 of those properties fit into at least one HAP category across the four households, up from 26 properties in September.
- There were no properties available to rent within HAP limits for a single person across the three days of the study, and just one property available for couples.
- There were 8 properties available to rent within HAP limits for a couple/one parent and one child. 7 of these required the discretionary HAP limit.
- There were 7 properties available to rent within standard HAP limits for a couple/one parent and two children. 19 properties were available within 20% discretionary HAP limits.
- The single one-bedroom property on the market in Dundalk was available for €720.
- Rents in Dundalk ranged from €895 to €1,700 for the two-bedroom properties available. The median rent over three days ranged from €1040 to €1,045.
- Rents in Dundalk ranged from €900 to €2000 for three-bedroom properties available, with a median rate of €1,250 over the three days.
- According to daft.ie, rents increased in Louth by 4.7% in the year up to Q3 2020.²⁸

Galway City Centre

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

Date:	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 62 (65. 3 student)	6 one beds: €2,950 - €800 median €950 38 two beds: €2,700 - €1,200, Median: €1,508 10 three beds: €2200 - €1,500, Median: €1,700			
Day two: 62 (65. 3 student)	6 one beds: €2,950 - €800 median €950 37 two beds: €2,700 - €1,200, Median: €1,500 10 three beds: €2200 - €1,500, Median: €1,700			
Day three: 62 (65. 3 student)	6 one beds: €2,950 - €800 median €950 37 two beds: €2,700 - €1,200, Median: €1,500 9 three beds: €2200 - €1,500, Median: €1,850			
Total HAP	0			

Galway City Centre Summary

- There was an average of 62 properties available to rent in Galway City Centre²⁹ over the study period. This represents an 87% increase on the 33 properties recorded in the September study, and return to the level of availability recorded in the June study, where 66 properties were available.
- For the fifth study period in a row (December, September, June, March 2020 and December 2019) there were no properties available within standard of discretionary HAP limits in Galway City Centre during this study period.
- This is the eleventh 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 €800 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 €950.
- Rents in Galway City Centre ranged from €1200 to €2,700 for two-bedroom properties available, all of which were beyond HAP limits. The median rent over three days was €1,500 to €1508.
- Rents in Galway City Centre ranged from €1,500 to €2200 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €1,700 to €1850, representing a fall on the March median of €2,200.
- According to daft.ie, rents in Galway City have increased 4.9% in the year to Q3 2020.³⁰

²⁹ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie that also includes the wider Galway City area.

³⁰ Ibid 19

Galway City Suburbs

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

Date:	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 14/12	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single category) Discretion 20%: 1	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1 (included in one child category)
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 1 Discretion: 1 Total: 2	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 1 Total: 1
Total number of properties available to rent in region each day (no cost limits)				
Day one: 61 (63 – 2 student)	10 one beds: €1,400 - €650, median: €899 18 two beds: €2000 - €1000, Median: €1,325 18 three beds: €2,000 - €1,200, Median: €1,600			
Day two: 62 (64 – 2 student)	9 one beds: €950 - €650, median: €887 20 two beds: €2000 - €1000, Median: €1,300 17 three beds: €2,000 - €1,200, Median: €1,600			
Day three: 59 (61 – 2 student)	8 one beds: €950 - €650, median: €875 20 two beds: €2000 - €1000, Median: €1,300 16 three beds: €2,000 - €1,200, Median: €1,600			
Total HAP	3			

Galway City Suburbs Summary

- There was an average of 61 properties available to rent in Galway City Suburbs³¹ over the study period, a decrease on the 66 in September.
- Of the 61 properties, just 3 were available within either standard or discretionary HAP limits in at least one of the four household categories.
- Singles had one option available under discretionary HAP. Couples had one option under standard HAP and one further option under discretionary HAP.
- For families with one child there were no properties available within standard HAP, and 1 property available within discretionary HAP.
- For families with two children, there were no properties available within standard HAP, and one property within the discretionary rate.
- Rents in Galway City Suburbs ranged from €650 to €1,400 for one-bedroom properties available, with a median rent ranging from €875 to €899 over the three days.
- Rents in Galway City Suburbs ranged from €1000 to €2000 for two-bedroom properties available. The median rent over three days ranging from €1,300 to €1325.
- Rents in Galway City Suburbs ranged from €1,200 to €2000 for three-bedroom properties available. The median rent over three days was €1600.
- According to daft.ie, rents in Galway City have increased 4.9% in the year to Q3 2020.³²

³¹ The definition 'Galway City Suburbs' refers to the search parameters used by Daft.ie.

³² Ibid 19

Kildare (Selected Areas)

Table 14: Kildare (Selected Areas) – properties available within HAP limits

Date:	Single Person: €575	Couple: €750	Couple/ One Parent + 1 Child: €975	Couple/One Parent + 2 Children: €1,050
Day one: 14/12	No of properties: 1 Discretion 20%: 0	No of properties: 2 (1 included in single category) Discretion 20%: 1	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 2
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1
Total number of HAP properties over the 3 days	Standard Rate: 1 Discretion: 0 Total: 1	Standard Rate: 2 Discretion: 1 Total: 3	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 4 Total: 4
Total number of properties available to rent in region each day (no cost limits)				
Day one: 87 properties	13 one beds: €1,550 - €500 median €1250 33 two beds: €2750 - €1200, Median: €1,500 20 three beds: €2250 - €1,350, Median: €1,710			
Day two: 96 properties	18 one beds: €1,550 - €700 median €1200 36 two beds: €2750 - €1200, Median: €1,500 22 three beds: €2816 - €1,200, Median: €1,710			
Day three: 91 properties	13 one beds: €1,550 - €800 median €1200 34 two beds: €2750 - €1200, Median: €1,500 22 three beds: €2816 - €1,200, Median: €1,710			
Total HAP	7			

Kildare (Selected Areas) Summary

- There was an average of 91 properties available to rent across Kildare (selected areas) during this study period. This is an increase from the 69 properties recorded in the September study.
- Of the 91 properties, 7 came within a standard or discretionary HAP limit of at least one of the four household categories.
- One property was available for single people within the period within HAP limits. 3 properties were available for couples within HAP limits.
- 0 properties were available within HAP limits for a couple/one parent and one child over the study period.
- There were no properties available within HAP limits for a couple/one parent and two children during this study period. Four properties were available in this category within the 20% discretionary HAP limits.
- Rents in Kildare (selected areas) ranged from €500 to €1,550 for one-bedroom properties available on the dates surveyed. The median rent over three days ranged from €1200 to €1250.
- Rents in Kildare (selected areas) ranged from €1200 to €2,750 for the two-bedroom properties available. The median rent over three days was €1,500.
- Rents in Kildare (selected areas) ranged from €1,200 to €2816 for three-bedroom properties available, with a median of €1,710 over the three days.
- According to daft.ie, rents in Kildare increased by 4.8% in the year to Q3 2020.³³

³³ Ibid 19

Co. Leitrim

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

Date:	Single Person: €340	Couple: €370	Couple/ One Parent + 1 Child: €450	Couple/One Parent + 2 Children: €475
Day one: 14/12	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 Discretion 20%: 4
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 1 Discretion: 4 Total: 5
Total number of properties available to rent in region each day (no cost limits)				
Day one: 14 properties	1 one beds: €450 3 two beds: €800 - €600, Median: €600 8 three beds: €750 - €450, Median: €550			
Day two: 12 properties	1 one beds: €450 4 two beds: €800 - €675, Median: €600 6 three beds: €650 - €500, Median: €550			
Day three: 11 properties	0 one beds. 4 two beds: €800 - €700, Median: €600 5 three beds: €650 - €500, Median: €550			
Total HAP	5			

Co. Leitrim Summary

- There was an average of 12 properties available to rent in Co. Leitrim over this three-day snapshot study period, a decrease of 53 properties when compared to September 2020.
- Five of these properties came within a HAP rate, all within the two-child family category.
- Therefore, there were no properties available for singles, couples or couples with one children within HAP rates.
- The rent for the only one-bed available in Co. Leitrim was €450.
- Rents in Co. Leitrim ranged from €600 to €800 for the two-bedroom properties available. The median rent was €600 over the three days.
- Rents in Co. Leitrim ranged from €450 to €750 for the three-bedroom properties available. The median rent was €550 over the three days.
- According to daft.ie, rental prices in Leitrim have decreased 1.0% in the year to Q3 2020.³⁴

³⁴ Ibid 19

Limerick City Centre

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

Date:	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 59 (61- 2 student)	6 One beds: €1060- €909. Median: €950 35 Two beds: €2000 - €900 median: €1,100 9 three beds: €2,200- €1,000. Median: €1,465			
Day two: 59 (61- 2 student)	5 One beds: €1060- €845. Median: €950 32 Two beds: €2000 - €900 median: €1,144 11 three beds: €2,200- €1,100. Median: €1,400			
Day three: 63 (65- 2 student)	4 One beds: €1060- €845. Median: €975 35 Two beds: €2000 - €900 median: €1,100 13 three beds: €2,200- €1,100. Median: €1,400			
Total HAP	0			

Limerick City Centre Summary

- There was an average of 60 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a very significant increase on the 21 properties available in the September study, and closer to the level of supply shown in the June 2020 study of 52 properties.
- There were no properties available within either standard or discretionary HAP limits in Limerick City Centre, for the fourth study in a row.
- There had been no properties within standard limits in September 2020, June 2020, March 2020 or December 2019.
- Rents in Limerick City Centre ranged from €845 to €1,060 for the one-bedroom properties available. The median rent in this category was €950 to €975 over the three days
- Rents in Limerick City Centre ranged from €900 to €2000 for the two-bedroom properties available. The median rent in this category was €1100 to €1144 over the three days.
- Rents in Limerick City Centre ranged from €1100 to €2200 for three bed properties, with a median price ranged from €1400 to €1,465.
- According to daft.ie, rental prices for Limerick City increased 3.4% in the year to Q3 2020.³⁵

³⁵ Ibid 19

Limerick City Suburbs

Table 17: Limerick City Suburbs – properties available within HAP limits

Date:	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 24 (26 – 2 students).	2 one beds €1000 - €950. 8 two beds: €1,500 - €1100, Median: €1175 7 three beds: €1400 - €1000, Median: €1,300			
Day two: 26 (29 – 3 students).	1 one beds €950. 10 two beds: €1,500 - €1100, Median: €1200 8 three beds: €1400 - €1000, Median: €1,300			
Day three: 26 (29 – 3 students).	1 one beds €950. 10 two beds: €1,500 - €1100, Median: €1200 8 three beds: €1500 - €1100, Median: €1,300			
Total HAP	0			

Limerick City Suburbs Summary

- There was an average of 25 properties available to rent in Limerick City Suburbs over the three days of this snapshot study. This was a decrease of 3 properties on the September study.
- There were no properties available within standard or discretionary HAP limits across the four categories.
- Rents in Limerick City Suburbs ranged from €9500 to €1000 for the one-bedroom properties available.
- Rents in Limerick City Suburbs ranged from €1100 to €1500 for the two-bedroom properties available. the median rent in this category ranged from €1200 to €1300 over the three days.
- Rents in Limerick City Suburbs ranged from €1100 to €1,500 for the three-bedroom properties available. The median rent in this category was €1,300 over the three days.
- According to daft.ie, rental prices for Limerick City increased 3.4% in the year to Q3 2020.³⁶

³⁶ Ibid 19

Portlaoise

Table 18: Portlaoise- properties available within HAP limits

Date:	Single Person: €420	Couple: €433	Couple/ One Parent + 1 Child: €580	Couple/One Parent + 2 Children: €610
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 7 properties.	0 one beds, 1 two bed- €950. 4 three beds. €1300- €1200, median €1,075.			
Day two: 9 properties.	0 one beds, 1 two bed- €950. 4 three beds. €1300- €1200, median €1,075.			
Day three: 9 properties.	0 one beds, 1 two bed- €950. 4 three beds. €1300- €1200, median €1,075.			
Total HAP	0			

Portlaoise Summary

- There was an average of 8 properties available to rent in Portlaoise over the September 2020 study period. This is a significant decrease from an average of 27 properties that had been available to rent in Portlaoise in November 2018, and a modest increase on the four properties available in the September 2020 study.
- There were no properties available within HAP limits in Portlaoise during this study period, remaining the same since the September 2020, June 2020, March 2020 and December 2019 studies.
- Of the average 8 properties recorded during the period, no one bedroom properties were recorded.
- The one bedroom properties was priced at €950.
- The three bedroom properties were priced between €1200 and €1300, and had a median of €1075.
- According to daft.ie, rental prices increased by 5.1% in Laois in the year to Q3 2020.³⁷

Sligo Town

Table 19: Sligo Town – properties available within HAP limits

Date:	Single Person: €460	Couple: €490	Couple/ One Parent + 1 Child: €550	Couple/One Parent + 2 Children: €575
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 11	0 one bed. 3 two beds: €750 - €720, Median: €750 6 three beds: €925 - €845, Median: €900			
Day two: 13	0 one bed. 3 two beds: €750 - €720, Median: €750 7 three beds: €950 - €845, Median: €900			
Day three: 13	0 one bed. 4 two beds: €850 - €720, Median: €750 7 three beds: €1100 - €845, Median: €900			
Total HAP	0			

Sligo Town Summary

- There was an average of 12 properties available to rent in Sligo town over the December 2020 study period. This was a decrease on the 17 properties available in September 2020, which in turn had been a decrease on the 33 available properties in June.
- Of the 12 properties, there were no properties within standard or discretionary HAP limits across the four categories.
- No one-bed properties were available at any price.
- Rents in Sligo ranged from €720 to €850 for two-bedroom properties available. The median rent over the three days was €750.
- Rents in Sligo ranged from €845 to €1,100 for three-bedroom properties available. The median rent over the three days was €900.
- According to daft.ie, rents decreased in Co. Sligo by an average of 0.6% in the year to Q3 2020.³⁸

³⁸ Ibid 19

Waterford City Centre

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

Date:	Single Person: €430	Couple: €450	Couple/ One Parent + 1 Child: €550	Couple/One Parent + 2 Children: €575
Day one: 14/12	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 15/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 16/12	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 27 (39 – 12 students).	2 one beds: €700 - €675. 12 two beds: €1,100 - €800, Median: €912 5 three beds: €1100 - €965, Median: €1092			
Day two: 26 (38 – 12 students).	2 one beds: €700 - €675. 11 two beds: €1,200 - €800, Median: €900 4 three beds: €1100 - €965, Median: €1042			
Day two: 26 (38 – 12 students).	3 one beds: €700 – €550. Median: €675. 11 two beds: €1,200 - €800, Median: €900 4 three beds: €1100 - €965, Median: €1042			
Total HAP	0			

Waterford City Centre Summary

- There was an average of 26 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents a decrease from the 34 properties in the September 2020 study, itself down from 56 properties available in the June 2020 study.
- Of those 26 properties, no properties were available within standard or discretionary HAP limits across the four categories.
- There had been no properties available for singles, couples or families with one child in the September 2020, June 2020, March 2020, December 2019, July/August 2019, April 2019 and November 2018 reports.
- Monthly rents in Waterford City Centre ranged from €550 to €700 for the one-bedroom properties available. The median rate was €675 over the three days.
- Monthly rents in Waterford City Centre ranged from €800 to €1,200 for two-bedroom properties available. The median rent over the three days ranged between €900 and €912.
- Monthly rents in Waterford City Centre ranged from €965 to €1,100 for three-bedroom properties available. The median rent over the three days ranged from €1042 to €1092.
- According to daft.ie, rental prices increased by 5.0% in Waterford City in the year to Q3 2020.³⁹

³⁹ Ibid 19

About Simon Communities

The Simon Communities support over 18,000 men, women and children. We have 50 years of experience providing homeless, housing and treatment services to people facing the trauma and stress of homelessness. We are a network of independent Communities based in Cork, Dublin, Dundalk, Galway, the Midlands, the Mid West, the North West and the South East, responding to local needs and supported by a National Office in the areas of policy, research, 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.

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