



*Locked Out of the Market July 2020*

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**The Gap Between HAP Limits and Market Rents**

**Snapshot Study**

**July 2020**

**Simon Communities in Ireland**

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## Introduction

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Locked Out of the Market is a snapshot study<sup>1</sup> undertaken over three consecutive days in June 2020 (22<sup>nd</sup>, 23<sup>rd</sup> and 24<sup>th</sup>). 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.ie<sup>2</sup> for the following areas: Cork City Centre<sup>3</sup>, Cork City Suburbs, Dublin City Centre<sup>4</sup>, Dublin City North, Dublin City South, Galway City Centre<sup>5</sup>, Galway City suburbs, Limerick City Centre<sup>6</sup>, Limerick City suburbs, Portlaoise, North Kildare<sup>7</sup>, Athlone, Sligo Town<sup>8</sup>, Dundalk, Co. Leitrim<sup>9</sup>, and Waterford City Centre.<sup>10</sup> 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.

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 children. It should be noted that this represents a change in methodology from previous iterations of this study, whereby one bedroom units had been counted as viable options for the couples/ one parent and one children category. This change means direct comparisons of the number of HAP qualifying properties in this report are compared to previous reports is not available.

The Covid-19 pandemic, and related restrictions have brought about substantial change in the

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<sup>1</sup> 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.

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

<sup>3</sup> 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).

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

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

<sup>6</sup> Limerick City Centre contains properties to rent in Limerick City (daft.ie).

<sup>7</sup> 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.

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

<sup>9</sup> Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

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

Irish private rental market in 2020. According to the *Daft.ie 2020 Quarter 1 Rental Report*<sup>11</sup>, there were 40% more properties available on the private market than the previous quarter. While rents remained at a higher level nationally than the same quarter in 2019, having risen 3.8% over the course of the year, the Daft report expects rents to fall over the course of 2020, with the first indications of falling rents being shown in April 2020. Average rent in Q1 2020 stood at €1,418, an all-time high.

This Simon Communities in Ireland *Locked Out* report found there were 2,988 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents an 80% increase over the 1,652 properties which were available to rent at any price in the March 2020 *Locked Out* report.

There were 837 properties available under a standard or discretionary limit in at least one of the four categories, representing 28% of the total properties available. There were 78 instances of those properties coming within a standard HAP rate in one of the four categories.

Of the 2988 properties available during the period, just 9 properties (one-bedroom units) were within standard HAP limits for single people across the 16 areas, a further 58 properties were available within the discretionary HAP limits. Therefore, just 2.2% of properties came within either HAP limit for single people.

48 properties (one-bedroom units) of the 2988 total came within standard HAP limits for couples with no children, with a further 355 properties within discretionary HAP limits. Therefore, 13.5% of all properties came within either HAP limit for couples.

For families with one child, 8 properties (2 bedroom units) were available within standard HAP limits and a further 324 properties available within the discretionary HAP limits. That meant that 11.1% of the total 2988 properties were available within either HAP limit to this category.

For couples/one parent with two children, there were just 13 properties (2 bedrooms or more) available within the standard HAP limit, but a further 428 properties available within the discretionary HAP limits. Therefore, 14.7% of properties therefore came within either HAP limit for this category.

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<sup>11</sup> Daft.ie 2020 Q1 Rental Price Report, <https://www.daft.ie/report/ronan-lyons-2020q1-daftrentalprice>

## Main Findings

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### Property Availability

- In all, there was an average of 2,988 properties available to rent at any price across the 16 study areas over the three-day period. This represents an 80% increase from the 1652 properties available during the March study.
- 77.7% (2,320) of 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 (1205).
- There were 837 properties in total which fit into at least one of the four categories, within either standard or discretionary HAP limits, 28% of total availability.
- An overwhelming 93.7% (785) of these 837 properties that come within at least one HAP limit were located in the three Dublin City regions.
- There were just 78 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.
- There were 1,163 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 three 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 Centre and Portlaoise. Just one or two properties were available in these household categories in five areas; Athlone, Cork City Suburbs, Limerick City Suburbs, Sligo Town, and Waterford City Centre.
- There were just nine 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 8 two-bedroom units within standard HAP rates for a couple/one parent and one child across all 16 study areas.

### **Martin's Story in Leitrim- A Lack of Affordable Single Beds Properties leading to Homelessness**

Martin is single, in his early 40s and is based in Leitrim. He had been in a relationship, but it has recently broken down. After his relationship ended he left the private rented accommodation he had been sharing with his partner. Now he is sofa surfing, but can only stay where he is currently living for one more week. He is currently in receipt of Job Seekers Allowance. His HAP limit is €345 a month, he might qualify for the 20% discretionary homeless top-up if he registers as homeless, bringing his limit up to €400 per month. There are no house shares in the area, and a lack of properties for single individuals. As there are no affordable properties in his price range, Martin is quite likely to become "street homeless" very soon.

**This Locked Out Study found that there are no single unit properties on the market within standard or discretionary HAP limits for singles or couples. Martin's situation demonstrates how the lack of supply within affordable rates can lead to homelessness.**

### **Household types**

- Of the 837 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;<sup>12</sup>
  - Single persons: Just nine properties were available within standard HAP limits for a single person. This represented 1.1% of all the properties available that come within any HAP limits. A further 58 properties were found within discretionary limits for single people.
  - Couples: 48 properties were available to rent within the standard HAP limits for a couple. 355 properties were available in this category within discretionary limits. This represented a very large increase in available properties since the March study in this category, from 12 and 90 respectively.
  - Couple/one parent plus one child: 8 properties were available for a couple/one parent and one child within standard HAP limits. A further 322 properties were found within discretionary limits, with the vast majority of these located in Dublin City.
  - Couple/one parent plus two children: 13 properties were available within standard HAP limits for a couple/one parent and two children. A further 428 properties were found within discretionary limits, with the vast majority of these located in cities. This was a marked increase from 144 properties available at discretionary limits in this category in the March 2020 study.

<sup>12</sup> See table 1 below for regional breakdown

### **Jane's Story in Galway- Lack of Affordable Single Bed Properties for Single People**

Jane is 32 years old, and is from Galway. She has been in homeless services for the past three years. She experiences poor mental health intermittently and has not had good relationships with services in the past. She has engaged very well for the last 12 twelve months and has worked really hard to address her issues and to tap into the many activities that she enjoys in order to keep herself well. She presents very well and would be very capable of managing her own accommodation. She has not been considered for local authority housing, however she has been very proactive in trying to secure private rented accommodation. She has attended viewings, however the rent has always been over her HAP rate and there has been lots of competition for these properties. She has not been successful and she very frustrated by this.

**This Locked Out study found that despite a 127% increase in properties available in Galway City Centre as compared to the March 2020 study, there were no single bed properties available within either standard or discretionary HAP rates for singles or couples. Jane's story demonstrates how this chronic lack of affordable options is impacting lives.**

### **Regional Variation**

- The regional variations indicate that property availability within HAP limits is concentrated in the Dublin areas. Tables 3 and 4 of this study demonstrate the data by urban centres, commuter belt and regional towns.
- There were 55 instances of properties across the four categories available within standard HAP limits in urban centres. This is an increase of 13 instances of properties across the four categories since the March study. An additional 1,136 instances of properties were available within discretionary or Homeless HAP limits, a very large increase from 498 instances since March across the four categories. The vast majority of these properties were located in Dublin City.
- Three instances properties are available within standard HAP limits in regional towns, namely Sligo and Athlone and Co. Leitrim. Seven more instances of properties were found within discretionary limits in those three regions.
- In commuter belt towns, 13 instances of properties were available within standard HAP limits. An additional 22 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.

### **Peter's Story in Cork- Struggles with Competing for Private Rental Accommodation**

Peter is a single male living and working in Cork, and is 33 years old. He describes how difficult it is to find private rented accommodation. He is currently staying in emergency accommodation with Cork Simon.

"I'm looking for private accommodation, but I can't get it, do you know. It's very bad – I'm going to view a place, and there's 15 other people viewing the place, do you know, and all those 15 have better references than me. They all work in Apple, wherever, good companies like. And I'm [just] working part time. So...I don't know...Weekly I see about two or three places and I still can't get a place. And I have money to pay. But everyone does who is looking for a place. The estate agent says, here is my business card, post me by email your current references from your current work, from your last work, your current landlord and from your last landlord. Stuff like that, you know. So what references am I going to get – from Simon?"

**This Locked Out Report found no single-bed properties available within the standard HAP rates for single people in Cork City Centre or Cork City Suburbs. Just three properties were available within the discretionary HAP rates. Peter's story demonstrates that even where limited supply of private rental accommodation within HAP rates exists, there is fierce competition for such properties, and moving on from emergency accommodation presents additional barriers.**

## **Analysis of Findings**

The Covid-19 pandemic, and emergency measures in response to the crisis, have brought about significant change in the private rental market since the previous *Locked Out* Report in March 2020. Two further 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 suggested 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.

This Report confirms that trend, and demonstrates that there has been a very significant increase in supply of properties across Irish cities, but affordability and HAP availability has only improved in Dublin. Covid-19 restrictions led to the shut-down of the tourist industry. In turn, short-term holiday lets, such as Airbnbs appear to have moved onto the long-term private rental market as demand for holiday lettings has dropped in cities.

Across all areas, there were 2,988 properties available, an 80% increase on the number of properties available in March 2020. 837 of those properties fit into at least one of the four categories. However 785 (93.7%) of those properties that fit into a HAP category were located in Dublin, which indicates that while supply has increased nationwide, an increase in affordable supply has been limited to Dublin.

In Galway City Centre, Limerick 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. Just one or two properties were available at either threshold in across the four household categories in five areas; Athlone, Cork City Suburbs, Limerick City Suburbs, Sligo Town, and Waterford City Centre.

### **O'Mahony Family's Story in Dublin- Moving on from Emergency Accommodation with Supports**

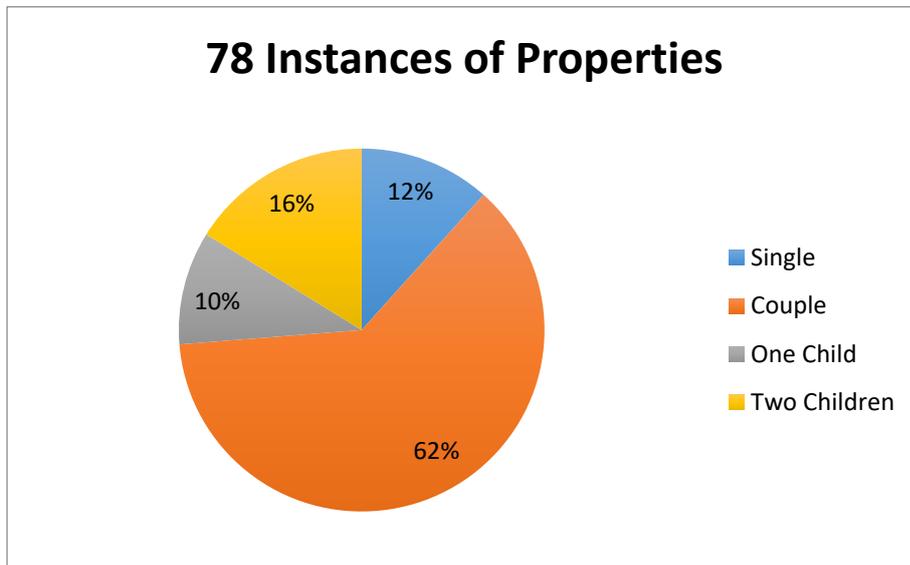
The O'Mahony family were living in emergency accommodation in a hotel at the start of the Covid-19 crisis, except for their eldest daughter, aged 19, who had been living in a foster family and was now studying. With the help of the Dublin Simon Community Support to Live Independently team, who applied for social welfare allowances and negotiated with the council regarding extensions to emergency accommodation in the hotel until Simon had secured a property. They family now live as one in their own home for the first time in four years. They had been living in emergency accommodation after struggling to find private rental accommodation within HAP rates in their area.

**This Locked Out Report finds that there is recent increased supply of multi-bed housing within HAP rates in the Dublin region, in light of the Covid-19 crisis. Pre Covid 19, the availability and rental price were not in supply or affordable. Homeless HAP has helped secure homes for families unable to afford rent.**

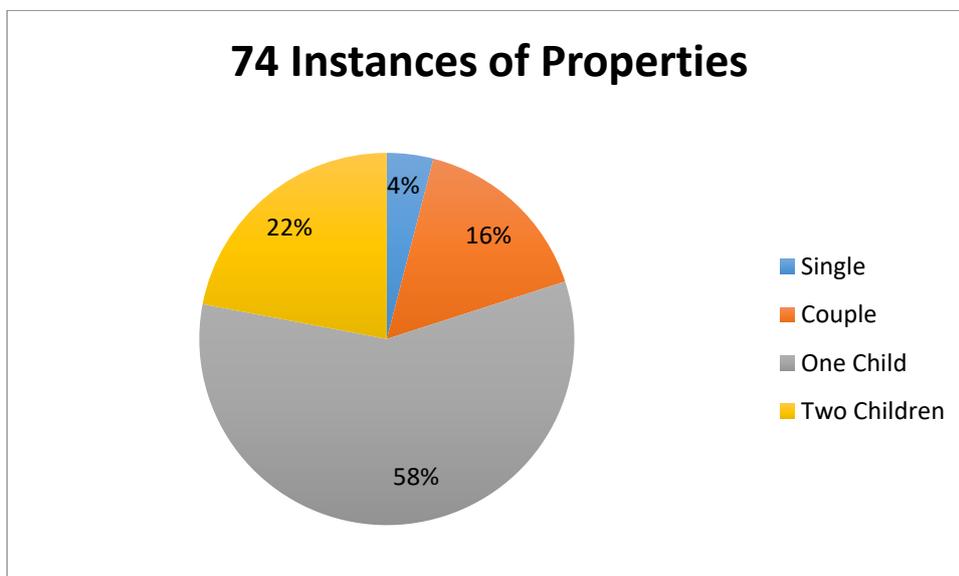
Presented below are the findings from the Locked Out of the Market three-day snapshot study for 22nd to 24th June 2020. An overall picture of the 16 study areas is in Table 1 below, showing the average number of properties available to rent in each area. It displays the total number of properties available 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 2 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, across the four household areas. Regional variations in the distribution of available properties within HAP limits for June 2020 and March 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 June 2020, March 2019 and December 2019. The pie charts that within standard HAP rates, couples seeking one bedroom apartments have the most options. It should be noted that direct comparisons with the previous studies cannot be made in relation to this chart, as one bedroom properties are not counted in this study as an option for one-child families, where they were before. Of the 78 instances of properties available within standard HAP rates in the June snapshot, 61% (48) were within the Dublin region.

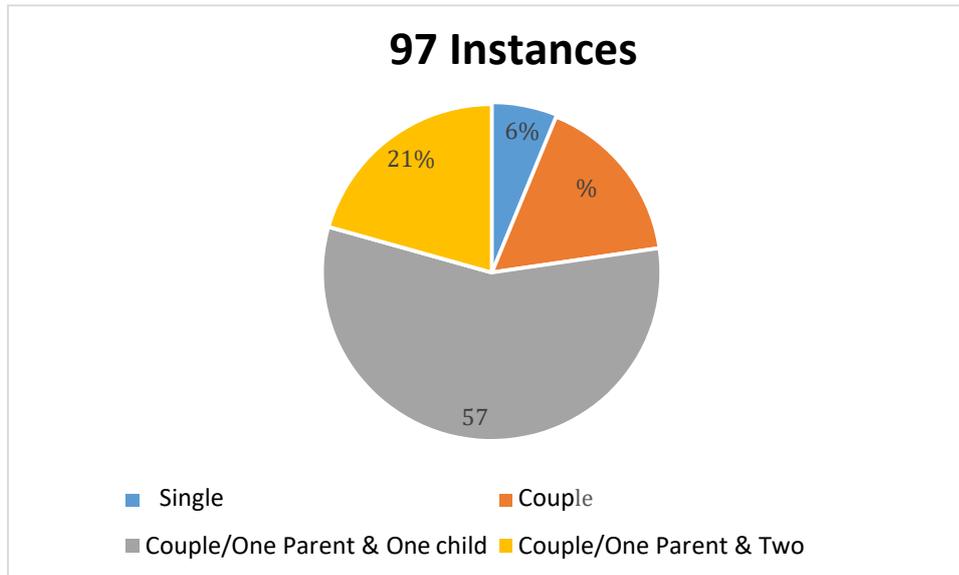
**Figure 1: Number of Instances of Properties by HAP Household Category June 2020 within Standard Rates**



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



**Figure 3: Number of Instances of Properties by HAP Household Category December 2019 within Standard Rates**



### 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 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. In total, 93.7% (1163) of the total instances of properties found within HAP limits (1241) required a discretionary top-up of varying levels. In Galway City Centre, Leitrim, Limerick City Suburbs and Limerick City Centre, all properties identified required a top-up.

Table 3 and 4 provide a regional distribution of available properties, across urban areas, regional towns and commuter belt towns.

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

	Average number of properties available to rent at any price	Total Properties within Standard and Discretionary HAP Limits within at least one of the four categories
Athlone	30	2
Cork City Suburbs	63	2
Cork City Centre	94	3
Dublin City North	430	232
Dublin City South	1205	408
Dublin City Centre	687	145
Dundalk	26	21
Galway City Suburbs	91	5
Galway City Centre	65	0
North Kildare	91	10
Co. Leitrim	20	4
Limerick City Suburbs	42	1
Limerick City Centre	53	0
Sligo town	33	2
Portlaoise	2	0
Waterford City Centre	56	2
<b>Total:</b>	<b>2988</b>	<b>837</b>

**Table 2: Available properties to rent within HAP limits across 16 study areas on June 22nd, 23rd, 24th, 2020**

LOCATION	Average number of properties available to rent with no min cost	Single person: Total number of properties available to rent within; HAP Limits/Discretionary or Homeless HAP Limit	Couple: Total number of properties available to rent within HAP Limits/Discretionary or Homeless HAP Limit	Couple/One Parent + 1 Child: Total number of properties available to rent within HAP Limits/Discretionary or Homeless HAP Limit	Couple/One Parent + 2 Children: Total number of properties available to rent within HAP Limits/Discretionary or Homeless HAP Limit
Athlone	30	1/0	1/0	0/0	0/1
Cork City Suburbs	63	0/1	1/0	0/1	0/1
Cork City Centre	94	0/2	2/0	0/1	0/1
Dublin City North	430	3/31	22/86	2/104	2/130
Dublin City South	1205	1/19	14/199	0/149	0/195
Dublin City Centre	687	0/3	2/62	1/60	1/80
Dundalk	26	2/0	2/0	4/3	8/11
Galway City Suburbs	91	1/1	1/2	0/2	0/2
Galway City Centre	65	0/0	0/0	0/0	0/0
North Kildare	91	1/0	3/5	0/1	0/2
Co. Leitrim	20	0/0	0/0	0/0	0/4
Limerick City Suburbs	42	0/1	0/1	0/0	0/0
Limerick City Centre	53	0/0	0/0	0/0	0/0
Sligo town	33	0/0	0/0	1/1	0/1
Portlaoise	2	0/0	0/0	0/0	0/0
Waterford City Centre	56	0/0	0/0	0/0	2/0
<b>Total:</b>	<b>2988</b>	<b>9/58</b>	<b>48/355</b>	<b>8/322</b>	<b>13/428</b>

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

Household Category/Composition Category	Available Properties
<b>Properties available within A) standard and B) discretionary limits for a Single Person</b>	<b>Urban Centres<sup>13</sup>: A) 5</b> (Dublin City North, Dublin City South, Galway City Suburbs) <b>B) 58</b> (Cork City Centre, Cork City Suburbs, Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs, Limerick City Suburbs) <b>Commuter Belt<sup>14</sup>: A) 3</b> (Dundalk, North Kildare) <b>B) 0</b> <b>Regional Towns<sup>15</sup>: A) 1</b> (Athlone) <b>B) 0</b>
<b>Properties available within A) standard and B) discretionary limits for a Couple</b>	<b>Urban Centres: A) 42</b> (Cork City Suburbs, Cork City Centre, Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs) <b>B) 350</b> (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Limerick City Suburbs). <b>Commuter Belt: A) 5</b> (North Kildare, Dundalk), <b>B) 5</b> (North Kildare). <b>Regional Towns: A) 1</b> (Athlone), <b>B) 0</b>
<b>Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child<sup>1</sup></b>	<b>Urban Centres: A) 3</b> (Dublin City Centre, Dublin City North), <b>B) 319</b> (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). <b>Commuter Belt: A) 4</b> (Dundalk), <b>B) 4</b> (North Kildare, Dundalk). <b>Regional Towns: A) 1</b> (Sligo), <b>B) 1</b> (Sligo).
<b>Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children</b>	<b>Urban Centres: A) 5</b> (Dublin City North, Dublin City Centre, Waterford City Centre), <b>B) 409</b> (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre, Cork City Suburbs). <b>Commuter Belt: A) 1</b> (Dundalk), <b>B) 13</b> (North Kildare, Dundalk). <b>Regional Towns: A) 0 B) 6</b> (Athlone, Co. Leitrim, Sligo).

<sup>13</sup> 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.

<sup>14</sup> Commuter belt towns include North Kildare, Portlaoise and Dundalk.

<sup>15</sup> Regional towns include Athlone, Co. Leitrim and Sligo Town.

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

Household Category/Composition Category	Available Properties
<b>Properties available within A) standard and B) discretionary limits for a Single Person</b>	<b>Urban Centres<sup>16</sup>: A) 3</b> (Dublin City North, Limerick City Suburbs, Cork City Centre) <b>B) 17</b> (Cork City Centre, Dublin City North, Dublin City South, Galway City Suburbs) <b>Commuter Belt<sup>17</sup>: A) 0 B) 1</b> (Kildare North) <b>Regional Towns<sup>18</sup>: A) 0 B) 0</b>
<b>Properties available within A) standard and B) discretionary limits for a Couple</b>	<b>Urban Centres: A) 9</b> (Dublin City North, Limerick City Suburbs), <b>B) 81</b> (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre). <b>Commuter Belt: A) 2</b> (North Kildare), <b>B) 8</b> (North Kildare). <b>Regional Towns: A) 1</b> (Athlone), <b>B) 1</b> (Co. Leitrim)
<b>Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child</b>	<b>Urban Centres: A) 26</b> (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre, Cork City Suburbs), <b>B) 280</b> (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). <b>Commuter Belt: A) 15</b> (North Kildare, Dundalk), <b>B) 18</b> (North Kildare, Dundalk). <b>Regional Towns: A) 1</b> (Sligo), <b>B) 5</b> (Sligo, Athlone, Co. Leitrim).
<b>Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children</b>	<b>Urban Centres: A) 2</b> (Dublin City South, Cork City Suburbs), <b>B) 110</b> (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Suburbs, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). <b>Commuter Belt: A) 12</b> (North Kildare, Dundalk), <b>B) 27</b> (North Kildare, Dundalk). <b>Regional Towns: A) 2</b> (Co. Leitrim), Sligo, <b>B) 7</b> (Co. Leitrim).

<sup>16</sup> 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.

<sup>17</sup> Commuter belt towns include North Kildare, Portlaoise and Dundalk.

<sup>18</sup> 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- HAP Limit: €450	Couple- HAP Limit €470	Couple/ One Parent + 1 Child- HAP Limit: €600	Couple/One Parent + 2 Children- HAP Limit: €625
Day one: 22/06	No of properties: 1 Discretion 20%: 0	No of properties: 1 (included in single category) Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1 (four bed)
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties available over the 3 days</b>	Standard Rate: 1 Discretion: 0 Total: 1	Standard Rate: 1 Discretion: 0 Total: 1	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 1 Total: 1
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	27 (29 – 2 students) 5 one beds: €935 - €433, median: €750 / 10 two beds: €1,600 - €780, Median: €900 / 5 three beds: €1,300 - €866, median: €1,050			
Day two: 23/06	30 (32 – 2 students) 5 one beds: €935 - €433, median: €750 / 12 two beds: €1,350 - €800, Median: €900 / 5 three beds: €1,300 - €866, median: €1,050			
Day three: 24/06	33 (35 – 2 students) 7 one beds: €935 - €433, median: €750 / 13 two beds: €1,350 - €800, Median: €900 / 6 three beds: €1,300 - €866, median: €1,025			
<b>Total HAP</b>	<b>2</b>			

### Athlone Summary

- There was an average of 30 properties available to rent in Athlone in this study period, an increase of 9 properties since the March 2020 study, and a return to the average number of available properties seen in November 2018 (30).
- One property was available to rent within standard HAP limits, fitting into the single and couples categories in this study period. An additional 1 property was available under discretionary HAP limits for families with two children.
- The total of 2 properties available within at least one limit for Athlone was an increase from 1 property in the March study
- Rents for a one-bedroom property in Athlone ranged from €433 to €935 for available properties. The median price for one-bedroom properties was €750 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €780 to €1,600 for available properties. The median price for one-bedroom properties was €900 over the three days.
- Rents for a three-bedroom properties in Athlone ranged from €866 to €1300. The median price for three-bedroom properties was €1050 over the three days.
- According to daft.ie, averages rents in Westmeath have increased by 6.1% in the year to Q1 2020.<sup>19</sup>

## Cork City Centre

**Table 6: Cork City Centre properties available within HAP limits**

	<b>Single Person: €550</b>	<b>Couple: €650</b>	<b>Couple/ One Parent + 1 Child: €900</b>	<b>Couple/One Parent + 2 Children: €925</b>
Day one: 22/06	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single category) Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1 (included in 1 child category)
Day two: 23/06	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: 24/06	No of new properties: 0 Discretion 20%: 1	No of new properties: 1 (included in single category) Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
<b>Total number of HAP properties over the 3 days</b>	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: 1 Total: 1
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	91. (93- 2 students). 17 one beds: €1,550 - €600, median: €1,100 / 40 two beds: €2,497 - €1,083, Median: €1,528 / 11 three beds: €2,400 - €1,350, Median: €1,650			
Day two: 23/06	95. (97- 2 students). 15 one beds: €1,550 - €600, median: €1,100 / 41 two beds: €2,497 - €1,083, Median: €1,528 / 14 three beds: €3421 - €1,350, Median: €1,664			
Day three: 24/06	96. (98- 2 students). 18 one beds: €1,550 - €600, median: €1,100 / 40 two beds: €2,497 - €1,083, Median: €1,516 / 15 three beds: €3421 - €1,350, Median: €1,664			
<b>Total HAP</b>	<b>3</b>			

**Cork City Centre Summary**

- There was an average of 94 properties to rent in Cork City Centre over the course of the study period, an 118% increase in supply over the 43 properties available in March 2020 study. In November 2018, there was an average of 28 properties were available to rent.
- Despite the large supply increase, just two properties were available to rent over the study period within standard HAP limits in Cork City Centre, up from one property in March 2020 and December 2019.
- An additional 1 property was available within the discretionary HAP limits, available in both family categories.
- In total, of the 94 properties available to rent, just 3 fit into any of the HAP categories, either standard or discretionary.
- Monthly rents in Cork City Centre ranged from €600 to €1,550 for the one-bedroom properties available over the three-day study period. The median price for one-bedroom properties was €1,100, a drop from the March 2020 median which ranged from €1,200 to €1,360 over the three days.
- Monthly rents in Cork City Centre ranged from €1,083 to €2,497 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties ranged from €1,516 to €1528 over the three days.
- Monthly rents in Cork City Centre ranged from €1,350 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 €1664.
- According to daft.ie, average rents in Cork City Centre rose 4.8% in the year to Q4 2019.<sup>20</sup>

<sup>20</sup> Ibid 19

## Cork City Suburbs

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

	<b>Single Person: €550</b>	<b>Couple: €650</b>	<b>Couple/ One Parent + 1 Child: €900</b>	<b>Couple/One Parent + 2 Children: €925</b>
Day one: 22/06	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single category) Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1 (included in one child category)
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 1 Discretion: 0 Total: 1	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 1 Total: 1
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	63 (63 – 0 students). 9 one beds: €1,600 - €650, median: €1,000 / 17 two beds: €2,800 - €1019, Median: €1,400 / 25 three beds: €2,100 - €1,200, Median: €1,504			
Day two: 23/06	63 (63 – 0 students). 10 one beds: €1,600 - €650, median: €1,050 / 15 two beds: €2,800 - €1142, Median: €1,400 / 25 three beds: €1850 - €1,200, Median: €1,504			
Day three: 24/06	64 (64 – 0 students). 8 one beds: €1,600 - €758, median: €950 / 18 two beds: €2,800 - €1142, Median: €1,400 / 24 three beds: €1850 - €1,200, Median: €1,500			
Total HAP	2			

**Cork City Suburbs Summary**

- There was an average of 63 properties to rent in Cork City Suburbs<sup>21 35</sup> over the course of the study period. In March 2020 there were 62 properties available.
- Of the 63 properties, just 2 properties came within at least one of the HAP standard or discretionary rates across the four categories.
- Each household category had just one option available to rent over the period.
- Monthly rents in Cork City Suburbs ranged from €650 to €1600 for one-bedroom properties available over the three-day study period. The median price for one-bedroom properties ranged from €950 to €1050 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1019 to €2,800 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties was €1,400 over the three days, the same median at the March 2020 study.
- Monthly rents in Cork City Suburbs ranged from €1,200 to €2,100 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 €1500, a decrease from the March 2020 median which ranged from €1600 to €1,650.
- According to daft.ie, average rents in Cork City Centre rose 4.8% y-on-y to Q4 2019.<sup>22</sup>

<sup>21</sup> Ballinlough, Ballinure, Bishopstown, Blackrock, Donnybrook, Frankfield, Glasheen, Hollyhill, Passage West, Rochestown, Silverspring, St. Lukes, Tivoli, Turners Cross, Victoria Cross, Wilton.

<sup>22</sup> Ibid 19

## Dublin City Centre

## Dublin City Centre properties available within HAP limits

	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 22/06	No of properties: 0 Homeless HAP 50%: 2	No of properties: 2 (both within in single category) Homeless HAP 50%: 58	No of properties: 1 Homeless HAP 50%: 54 (all two beds)	No of properties: 1 (1 within 1 child category) Homeless HAP 50%: 73 (54 included in 1 child category)
Day two: 23/06	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 1 (1 included in single category)	No of new properties: 0 Homeless HAP 50%: 3	No of new properties: 0 Homeless HAP 50%: 3 (3 included in one child category)
Day three: 24/06	No of new properties: 0 Homeless HAP 50%: 0	No of new properties: 0 Homeless HAP 50%: 3	No of new properties: 0 Homeless HAP 50%: 3	No of new properties: 0 Homeless HAP 50%: 4 (3 included in one child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 3 Total: 3	Standard Rate: 2 Homeless HAP: 62 Total: 64	Standard Rate: 1 Homeless HAP: 60 Total: 61	Standard Rate: 1 Homeless HAP: 80 Total: 81
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	679 (685 – 6 students). 224 One beds: €6,500 - €850, Median €1,600 / 376 Two beds €5,800 - €1,250, Median €2,100 / 58 Three beds €5,250 - €2,184, Median €2,500			
Day two: 23/06	688 (694 – 6 students). 244 One beds: €6,500 - €850, Median €1600 / 383 Two beds €8,500 - €1,250, Median €2,100 / 52 Three beds €5,250 - €2,184, Median €2,800			
Day three: 24/06	696 (702 – 6 students). 250 One beds: €6,500 - €900, Median €1600 / 385 Two beds €8,500 - €1,250, Median €2,100 / 55 Three beds €5,250 - €1,400, Median €2,795			
<b>Total HAP</b>	145			

## Dublin City Centre Summary

- There was an average of 687 properties available to rent in Dublin City Centre over the study period, a 143% increase on the 282 properties available in the March 2020 study.
- There were just three properties available within standard HAP limits in Dublin City Centre in this study period, a decrease of two since December 2019.
- There were 142 properties available in at least one household category within homeless HAP rates. This represents a very significant increase on March 2020, when there had been 59 instances of properties available within homeless HAP rates.
- In total, 145 properties came within at least one HAP category across standard and homeless HAP rates.
- There were no properties available to rent within standard HAP limits for a single person, as in the March 2020 study, and just three properties within Homeless HAP rates for singles. This indicates continued limited supply for singles.
- There were just two properties available to rent within standard HAP limits for a couple, an increase from no properties in the March 2020 study. A very large increase of 62 properties were available within homeless HAP rates for couples, from just one property in March 2020.
- One property was available to rent within HAP limits for a couple/one parent and one child in. An additional 60 properties in this category were available within Homeless HAP limits.
- 1 property was available to rent within standard HAP limits for a couple/one parent and two children across the three days of this study. This represented an increase from no properties in the March 2020 study. 80 properties in this category were available within Homeless HAP limits, a very

significant increase from just 5 properties in the March 2020 study.

- Rents in Dublin City Centre ranged from €850 to €6,500 for one-bedroom properties available, with a median rate of €1,600, significant down from the March 2020 median ranging from €2,000 to €2,020 over the three days.
- Rents in Dublin City Centre ranged from €1,250 to €8,500 for two-bedroom properties available, with a median rate of €2,100, 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 €1,400 to €5,250 for three-bedroom properties available, with a median rate ranging from €2,500 to €2,800 over the three days, significantly down from the March 2020 median of €3,850.
- According to daft.ie, rents in Dublin City Centre increased by 3.1% in the year to Q1 2020.<sup>23</sup>

## Dublin City North

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

	<b>Single Person: €660</b>	<b>Couple: €900</b>	<b>Couple/ One Parent + 1 Child: €1,250</b>	<b>Couple/One Parent + 2 Children: €1,275</b>
Day one: 22/06	No of properties: 3 Homeless HAP 50%: 29	No of properties: 21 (all included in single category) Homeless HAP 50%: 76 (11 included in single category)	No of properties: 2 Homeless HAP 50%: 80	No of properties: 2 (both included in 1 child category) Homeless HAP 50%: 103 (80 in 1 child category)
Day two: 23/06	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 1 (included in single category) Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 10	No of new properties: 0 Homeless HAP 50%: 11 (10 included in 1 child category)
Day three: 24/06	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 9 (1 included in single category)	No of new properties: 0 Homeless HAP 50%: 14	No of new properties: 0 Homeless HAP 50%: 16 (14 included in one child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 3 Homeless HAP: 31 Total: 34	Standard Rate: 22 Homeless HAP: 86 Total: 108	Standard Rate: 2 Homeless HAP: 104 Total: 106	Standard Rate: 2 Homeless HAP: 130 Total: 132
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	424 (437 - 13 students). 137 One beds: €2,250 - €550, Median €1,400 / 152 Two beds €3,495 - €1,100, Median €1,850 / 87 Three beds €3,500 - €1,700, Median €2,350			
Day two: 23/06	420 (433 - 13 students). 128 One beds: €2,250 - €550 , Median €1,300 / 157 Two beds €3,495 - €1,100, Median €1,850 / 86 Three beds €3,500 - €1,850, Median €2,350			
Day three: 24/06	447 (461 - 14 students). 129 One beds: €2,250 - €550 , Median €1,350 / 171 Two beds €3,495 - €1,100, Median €1830 / 96 Three beds €3,500 - €1,700, Median €2,300			
<b>Total HAP</b>	232			

**Dublin City North Summary**

- There was an average of 430 properties available to rent in Dublin City North over the study period. This was a significant 86% increase on the 230 properties available in the March 2020 study.
- Of those, 232 properties were available in at least one household category under either standard or discretionary HAP.
- There were 3 properties available to rent within HAP limits for a single person, and a further 31 properties within homeless HAP limits. This is an increase from 1 property within standard HAP and 9 properties within homeless HAP limits for single people in the March 2020 study.
- 22 properties were available to rent within standard HAP limits for a couple, up from 8 in March. 86 properties in this category were available within Homeless HAP limits, up from 31 properties in March.
- 2 properties were available within standard rates for families with one child, and a further 104 properties within homeless HAP rates.
- 2 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 130 properties in this category were available within Homeless HAP limits, up from 40 properties in the March study.

- Rents in Dublin City North ranged from €550 to €2250 for one-bedroom properties available, with a median rate ranging from €1300 to €1,400 over the three days.
- Rents in Dublin City North ranged from €1,100 to €3,495 for two-bedroom properties available, with a median rate of €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 €1,700 to €3,500 for three-bedroom properties available, with a median rate ranging from €2300 to €2,350 over the three days.
- According to daft.ie, rents increased by 5% in the year to Q1 2020.<sup>24</sup>

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<sup>24</sup> Ibid 19

## Dublin City South

Table 10: Dublin City South properties available within HAP limits

	<b>Single Person: €660</b>	<b>Couple: €900</b>	<b>Couple/ One Parent + 1 Child: €1,250</b>	<b>Couple/One Parent + 2 Children: €1,275</b>
Day one: 22/06	No of properties: 1 Homeless HAP 50%: 15	No of properties: 12 (all included in single) Homeless HAP 50%: 180 (4 included in single category)	No of properties: 0 Homeless HAP 50%: 123	No of properties: 0 Homeless HAP 50%: 159 (123 included in couple category)
Day two: 23/06	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 2 (both included in single category) Homeless HAP 50%: 8	No of new properties: 0 Homeless HAP 50%: 14	No of new properties: 0 Homeless HAP 50%: 20 (14 included in one child category)
Day three: 24/06	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 0 Homeless HAP 50%: 11 (2 included in single category)	No of new properties: 0 Homeless HAP 50%: 12	No of new properties: 0 Homeless HAP 50%: 16 (12 included in one child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 1 Homeless HAP: 19 Total: 20	Standard Rate: 14 Homeless HAP: 199 Total: 213	Standard Rate: 0 Homeless HAP: 149 Total: 149	Standard Rate: 0 Homeless HAP: 195 Total: 195
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	1197 (1199 - 2 students) 400 One beds: €4,500 - €625, Median: €1,454 / 502 Two beds €7,000 - €1,300, Median: €2,100 / 195 Three beds €6,500 - €1,758, Median: €2800			
Day two: 23/06	1199 (1199 - 2 students). 387 One beds: €6,326 - €750, Median: €1,450 / 517 Two beds €7,000 - €1300, Median €2,080 / 196 Three beds €6,500 - €1,747, Median €2,800			
Day three: 24/06	1219 (1221 - 2 students). 390 One beds: €4,500 - €750, Median: €1,450 / 525 Two beds €7,000 - €1200, Median €2,100 / 196 Three beds €6,500 - €1,750, Median €2,750			
<b>Total HAP</b>	408			

## Dublin City South Summary

- There was an average of 1205 properties available to rent in Dublin City South over the study period. This is an 89% increase on the 635 properties available in the March 2020 study. It was the area with the highest average number of properties available in this study.
- Of those 1205 properties, 408 properties fit into at least one HAP category across the households areas.
- There were 20 properties available to rent within HAP limits for a single person, an increase from 4 properties in March. 19 of the properties in this category required Homeless HAP.
- 14 properties were available to rent within standard HAP limits for a couple, an increase on no properties in the March study. A further 199 properties in this category were available within Homeless HAP limits, significantly up from 45 in the December study.
- No properties were available to rent within HAP limits for a couple/one parent and one child in March 2020. However, 149 properties in this category were available within Homeless HAP limits.
- No properties were available to rent within HAP limits for a couple/one parent and two children across the three days of this study. However, 195 properties in this category were available within Homeless HAP limits, up from just 59 properties in March.
- Rents in Dublin City South ranged from €625 to €6,326 for one-bedroom properties available, with a median rate of €1,450 to €1,454 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 €7,000 for two-bedroom properties available, with a median rate ranging from €2,080 to €2,100, down from the March median range of €2,450 to €2,600 over the three days.
- Rents in Dublin City South ranged from €1,747 to €6,500 for three-bedroom properties available, with a median rate ranging from €2,700 to €2,800 over the three days.
- According to daft.ie, rents increased by 2.8% in Dublin City South in the year to Q1 2020.<sup>25</sup>

## Dundalk

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

	<b>Single Person: €575</b>	<b>Couple: €650</b>	<b>Couple/ One Parent + 1 Child: €975</b>	<b>Couple/One Parent + 2 Children: €1,050</b>
Day one: 22/06	No of properties: 2 Discretion 20%: 0	No of properties: 2 (both included in single category) Discretion 20%: 0	No of properties: 4 Discretion 20%: 3	No of properties: 8 (6 included in prior category) Discretion 20%: 9 (1 included in prior category)
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 2 Discretion: 0 Total: 2	Standard Rate: 2 Discretion: 0 Total: 2	Standard Rate: 4 Discretion: 3 Total: 7	Standard Rate: 8 Discretion: 11 Total: 19
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	27 (27 – 0 students). 3 one bed: €950 - 480, median €540 / 9 two beds: €1,250 - €885, Median: €1,000 / 10 three beds: €1,400 - €950 , Median: €1,100			
Day two: 23/06	28 (28 – 0 students). 3 one bed: €540- €500 / 9 two beds: €1,250 - €885, Median: €1,000 / 11 three beds: €1,400 - €950 , Median: €1,100			
Day three: 24/06	24 (24 – 0 students). 1 one bed: €540. / 8 two beds: €1,250 - €885, Median: €1,000 / 10 three beds: €1,300 - €950 , Median: €1,100			
<b>Total HAP</b>	21			

**Dundalk Summary**

- There was an average of 26, properties available to rent in Dundalk during this study period, a decrease on the 38 properties available during the March study.
- 21 of those properties fit into at least one HAP category across the four households.
- There were 2 properties available to rent within standard HAP limits for a single person or a couple across the three days of the study.
- There were 7 properties available to rent within HAP limits for a couple/one parent and one child. This figure represents an increase of two properties since March.
- There were eight properties available to rent within standard HAP limits for a couple/one parent and two children, the same amount as March 2020. 11 properties were available within 20% discretionary HAP limits in this category in March 2020, a decrease of 12 on March 2020.
- Rents in Dundalk ranged from €480 to €950 for one-bedroom properties over the three days surveyed. The median cost was €540.
- Rents in Dundalk ranged from €885 to €1,250 for the two-bedroom properties available. The median rent over three days ranged from €1000 to €1,100.
- Rents in Dundalk ranged from €950 to €1,400 for three-bedroom properties available, with a median rate of €1,100 over the three days.
- According to daft.ie, rents increased in Louth by 3.8% in the year up to Q1 2020.<sup>26</sup>

<sup>26</sup> Ibid 19

## Galway City Centre

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

	<b>Single Person: €575</b>	<b>Couple: €650</b>	<b>Couple/ One Parent + 1 Child: €850</b>	<b>Couple/One Parent + 2 Children: €875</b>
Day one: 22/06	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: 23/06	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: 24/06	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	70 (74. 4 student) 5 one beds: €2,950 - €750 median €1137 / 32 two beds: €2,000 - €1,150 , Median: €1,500 / 17 three beds: €2300 - €1,400, Median: €1,850			
Day two: 23/06	63 (67. 4 student) 4 one beds: €2,950 - €758 median €875 / 32 two beds: €2,000 - €1,150 , Median: €1,500 / 13 three beds: €2300 - €1,410, Median: €1,800			
Day three: 24/06	64 (68. 4 student) 4 one beds: €2,950 - €758 median €1137 / 32 two beds: €2,000 - €1,150 , Median: €1,500 / 16 three beds: €2300 - €1,410, Median: €1,800			
<b>Total HAP</b>	0			

**Galway City Centre Summary**

- There was an average of 66 properties available to rent in Galway City Centre<sup>27</sup> over the study period. This represents a 127% increase on the 29 properties available in the March study.
- Despite this increase, there were no properties available within standard of discretionary HAP limits in Galway City Centre during this study period, remaining the same as March 2020 and December 2019.
- 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 €750 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 ranged from €875 to €1137.
- Rents in Galway City Centre ranged from €1150 to €2,000 for two-bedroom properties available, all of which were beyond HAP limits. The median rent over three days was €1,500. This represents no change in the median since March 2020.
- Rents in Galway City Centre ranged from €1,400 to €2300 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €1,800 to €1850, representing a fall on the March median of €2,200.
- According to daft.ie, rents in Galway City have increased 4.7% in the year to Q1 2020.<sup>28</sup>

<sup>27</sup> The definition 'Galway City Centre' refers to the search parameters used by Daft.ie that also includes the wider Galway City area.

<sup>28</sup> Ibid 19

## Galway City Suburbs

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

	<b>Single Person: €575</b>	<b>Couple: €650</b>	<b>Couple/ One Parent + 1 Child: €850</b>	<b>Couple/One Parent + 2 Children: €875</b>
Day one: 22/06	No of properties: 1 Discretion 20%: 1	No of properties: 1 (included in single category) Discretion 20%: 2 (1 included in single category)	No of properties: 0 Discretion 20%: 2	No of properties: 0 Discretion 20%: 2 (both included in one child category)
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 1 Discretion: 1 Total: 2	Standard Rate: 1 Discretion: 2 Total: 3	Standard Rate: 0 Discretion: 2 Total: 2	Standard Rate: 0 Discretion: 2 Total: 2
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	96 (102 – 6 student). 12 one beds: €1,100 - €565, median: €850 / 22 two beds: €1,885 - €1,000, Median: €1,350 / 27 three beds: €2,145 - €1,200, Median: €1,550			
Day two: 23/06	89 (95 – 6 student). 12 one beds: €1,100 - €565, median: €800 / 23 two beds: €2,100 - €1,000, Median: €1,400 / 26 three beds: €2,145 - €1,200, Median: €1,550			
Day three: 24/06	90 (96 – 6 student). 11 one beds: €1,100 - €565, median: €850 / 23 two beds: €2,100 - €1,000, Median: €1,400 / 28 three beds: €2,145 - €1,100, Median: €1,550			
<b>Total HAP</b>	5			

**Galway City Suburbs Summary**

- There was an average of 92 properties available to rent in Galway City Suburbs<sup>29</sup> over the study period, an 87% increase from 49 in March.
- Of the 92 properties, just 5 were available within either standard or discretionary HAP limits in at least one of the four household categories.
- There was one property available within standard HAP for singles or couples. Singles had 1 more option under discretionary HAP, while couples had an additional 2 options under discretionary HAP.
- For families with one child and families with two children, there were 0 properties available within standard HAP, and just 2 within the discretionary rate.
- Rents in Galway City Centre ranged from €565 to €1,100 for one-bedroom properties available, with a median rent ranging from €800 to €850 over the three days.
- Rents in Galway City Centre ranged from €1,000 to €2,100 for two-bedroom properties available. The median rent over three days ranging from €1,350 to €1,400.
- Rents in Galway City Centre ranged from €1,100 to €2,145 for three-bedroom properties available. The median rent over three days €1,550.
- According to daft.ie, rents in Galway City have increased 4.7% in the year to Q1 2020.<sup>30</sup>

<sup>29</sup> The definition 'Galway City Suburbs' refers to the search parameters used by Daft.ie.

<sup>30</sup> Ibid 19

## North Kildare

Table 14: North Kildare – properties available within HAP limits

	<b>Single Person: €575</b>	<b>Couple: €750</b>	<b>Couple/ One Parent + 1 Child: €975</b>	<b>Couple/One Parent + 2 Children: €1,050</b>
Day one: 22/06	No of properties: 1 Discretion 20%: 0	No of properties: 3 (1 included in single category) Discretion 20%: 5	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 2 (1 included in 1 child category)
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 1 Discretion: 0 Total: 1	Standard Rate: 3 Discretion: 5 Total: 8	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 2 Total: 2
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	91. 22 one beds: €1,500 - €500 median €1000 / 27 two beds: €2,750 - €1500, Median: €1,469 / 26 three beds: €2500 - €1,250, Median: €1,700			
Day two: 23/06	91. 21 one beds: €1,500 - €500 median €1000 / 28 two beds: €2,750 - €1150, Median: €1,469 / 25 three beds: €2500 - €1,490, Median: €1,700			
Day three: 24/06	91. 21 one beds: €1,500 - €750 median €1000 / 27 two beds: €2,750 - €1150, Median: €1,469 / 25 three beds: €2500 - €1,490, Median: €1,700			
<b>Total HAP</b>	10			

## North Kildare Summary

- There was an average of 91 properties available to rent across North Kildare during this study period. This is a decrease of 20 properties since the findings from the March 2020 study.
- Of the 91 properties, just 10 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, and that was within the standard HAP limit.
- 3 properties were available for couples within the standard rate, and an additional 5 properties within the discretionary.
- 0 properties were available within standard HAP limits for a couple/one parent and one child over the study period. 1 property was available in this category within the 20% discretionary HAP limits.
- There were no properties available within HAP limits for a couple/one parent and two children during this study period, representing a decrease of 4 since March 2020. Just 2 properties were available in this category within the 20% discretionary HAP limits.
- Rents in North Kildare ranged from €500 to €1,500 for one-bedroom properties available on the dates surveyed. The median rent over three days was €1000.
- Rents in North Kildare ranged from €1150 to €2,750 for the two-bedroom properties available. The median rent over three days was €1469.
- Rents in North Kildare ranged from €12500 to €2,500 for three-bedroom properties available, with a median rate was €1,700 over the three days.
- According to daft.ie, rents in Kildare increased by 3.9% in the year to Q1 2020.<sup>31</sup>

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<sup>31</sup> Ibid 19

## Co. Leitrim

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

	<b>Single Person: €340</b>	<b>Couple: €370</b>	<b>Couple/ One Parent + 1 Child: €450</b>	<b>Couple/One Parent + 2 Children: €475</b>
Day one: 22/06	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%:	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 4 (2 three beds)
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	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: 4 Total: 4
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	20. 2 one beds : €580 - €430 / 6 two beds: €750 - €550, Median: €625 / 9 three beds: €750 - €500, Median: €630			
Day two: 23/06	20. 1 one beds : €430 / 7 two beds: €750 - €550, Median: €650 / 9 three beds: €750 - €500, Median: €630			
Day three: 24/06	20. 1 one beds : €430 / 8 two beds: €750 - €550, Median: €625 / 9 three beds: €700 - €500, Median: €630			
<b>Total HAP</b>	4			

**Co. Leitrim Summary**

- There was an average of 20 properties available to rent in Co. Leitrim over this three-day snapshot study period, a decrease of 8 properties when compared to March 2020.
- Just four of these properties came within a HAP rate, all relating to a family with two children, and all within the discretionary rate.
- Therefore, there were no properties available across all four categories within the standard HAP rates, and no properties available for singles, couples or families with one child within the discretionary HAP rates.
- 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 €440 to €580 for the one-bedroom properties available.
- Rents in Co. Leitrim ranged from €550 to €750 for the two-bedroom properties available. The median rent ranged from €625 to €650 over the three days.
- Rents in Co. Leitrim ranged from €500 to €750 for the three-bedroom properties available. The median rent was €630 over the three days.
- According to daft.ie, rental prices in Leitrim have increased 2.8% in the year to Q1 2020.<sup>32</sup>

## Limerick City Centre

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

	<b>Single Person: €420</b>	<b>Couple: €450</b>	<b>Couple/ One Parent + 1 Child: €650</b>	<b>Couple/One Parent + 2 Children: €700</b>
Day one: 22/06	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: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	51. 7 One beds: €1,100 - €750, Median: €900 / 34 Two beds: €1,800 - €927 median: €1,200 / 6 three beds: €1,500 - €1,100. median: €1,250.			
Day two: 23/06	51. 8 One beds: €1,352 - €700, Median: €925 / 32 Two beds: €1,800 - €927, Median: €1,200 / 7 Three beds €1,500 - €1,000. median: €1,250			
Day three: 24/06	55. 9 One beds: €1,352 - €700, Median: €950 / 35 Two beds: €1,800 - €900, Median: €1,200 / 7 Three beds €1,500 - €1,000. median: €1,250			
<b>Total HAP</b>	0			

**Limerick City Centre Summary**

- There was an average of 52 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a very significant 246% increase in supply from 15 properties in March 2020.
- Despite the large increase in supply, there were no properties available within either standard or discretionary HAP limits in Limerick City Centre.
- There had been no properties within standard limits in March 2020 or December 2019.
- Rents for a one-bedroom property in Limerick City Centre ranged from €700 to €1,352 for the one-bedroom properties available. Median rents in this category ranged from €900 to €950 over the three days.
- Rents in Limerick City Centre ranged from €900 to €1,800 for the two-bedroom properties available. The median rent in this category was €1200 over the three days.
- Rents in Limerick City Centre ranged from €1000 to €1500 for three bed properties., with a median price of €1,250.
- According to daft.ie, rental prices for Limerick City increased 1.8% in the year to Q1 2020.<sup>33</sup>

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<sup>33</sup> Ibid 19

## Limerick City Suburbs

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

	<b>Single Person: €420</b>	<b>Couple: €450</b>	<b>Couple/ One Parent + 1 Child: €650</b>	<b>Couple/One Parent + 2 Children: €700</b>
Day one: 22/06	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1 (included in single category)	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	45 (46 – 1 students). 3 one beds €950 - €500, Median: €890 / 9 two beds: €1,560 - €1083, Median: €1200 / 23 three beds: €2500 - €1000, Median: €1,300			
Day two: 23/06	41 (42 – 1 students). 3 one beds €950 - €500, Median: €890 / 6 two beds: €1,560 - €1200, Median: €1350 / 22 three beds: €2500 - €1040, Median: €1,300			
Day three: 24/06	39 (40 – 1 students). 3 one beds €950 - €500, Median: €890 / 6 two beds: €1,560 - €939, Median: €1300 / 22 three beds: €2500 - €1040, Median: €1,300			
<b>Total HAP</b>	1			

**Limerick City Suburbs Summary**

- There was an average of 42 properties available to rent in Limerick City Suburbs over the three days of this snapshot study. This was an 133% increase on the 18 properties available in the March study.
- Of those 42 properties, just one property was available within either a standard or discretionary HAP limit across any of the four household categories.
- Singles and couples had one option under the discretionary HAP rate, while families with one or two children had no options within any HAP limits.
- Rents in Limerick City Suburbs ranged from €500 to €950 for the one-bedroom properties available. The median rent in this category was €890 over the three days.
- Rents in Limerick City Suburbs ranged from €939 to €1560 for the two-bedroom properties available. the median rent in this category ranged from €1200 to €1350 over the three days.
- Rents in Limerick City Suburbs ranged from €1000 to €2,500 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 1.8% in the year to Q1 2020.<sup>34</sup>

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<sup>34</sup> Ibid 19

## Portlaoise

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

	<b>Single Person: €420</b>	<b>Couple: €433</b>	<b>Couple/ One Parent + 1 Child: €580</b>	<b>Couple/One Parent + 2 Children: €610</b>
Day one: 22/06	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: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	2. 0 one beds,0 two beds. 2 three beds. €1150- €1100.			
Day two: 23/06	2. 0 one beds,0 two beds. 2 three beds. €1150- €1100.			
Day three: 24/06	2. 0 one beds,0 two beds. 2 three beds. €1150- €1100.			
<b>Total HAP</b>	0			

**Portlaoise Summary**

- There was an average of just 2 properties available to rent in Portlaoise over the June 2020 study period, a decrease from 3 properties in March 2020, and a significant decrease significant decrease from an average of 27 properties that 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 March 2020 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 two properties recorded during the period, no one or two bedroom properties were recorded.
- The two three-bedroom properties were priced between €1,100 and €1,150.
- According to daft.ie, rental prices increased by 7.3% in Laois in the year to Q1 2020.<sup>35</sup>

## Sligo Town

Table 19: Sligo Town – properties available within HAP limits

	<b>Single Person: €460</b>	<b>Couple: €490</b>	<b>Couple/ One Parent + 1 Child: €550</b>	<b>Couple/One Parent + 2 Children: €575</b>
Day one: 22/06	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: 23/06	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 1 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/06	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 category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 1 Discretion: 1 Total: 2	Standard Rate: 0 Discretion: 1 Total: 1
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	34 (34 – 0 students). 5 one bed €795- €680. Median €750. / 11 two beds: €880 - €800, Median: €800 / 11 three beds: €1,000 - €800, Median: €900			
Day two: 23/06	32 (32 – 0 students). 4 one bed €795- €680. Median €765. / 10 two beds: €880 - €800, Median: €800 / 11 three beds: €1,200 - €800, Median: €900			
Day three: 24/06	32 (32 – 0 students). 3 one bed €795- €680. Median €750. / 10 two beds: €880 - €658, Median: €800 / 12 three beds: €1,200 - €700, Median: €900			
<b>Total HAP</b>	2			

## Sligo Town Summary

- There was an average of 33 properties available to rent in Sligo town over the June 2020 study period. This was a 65% increase on the 20 properties available in March 2020.
- Of the 33 properties, just 2 properties were available with either standard or discretionary HAP limits in any of the four household categories.
- There were no properties to rent for either singles or couples within either HAP rates during the period.
- There was a single property available within standard HAP for families with one child, and a further one property within discretionary HAP limits for both families with one child or two children.
- Rents in Sligo ranged from €680 to €795 for one-bedroom properties available. The median rent over the three days ranged from €750 to €765.
- Rents in Sligo ranged from €658 to €880 for two-bedroom properties available. The median rent over the three days was €800.
- Rents in Sligo ranged from €700 to €1,200 for three-bedroom properties available. The median rent over the three days was €900.
- Rents increased in Co. Sligo by an average of 1.8% in the year to Q1 2020<sup>36</sup>

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<sup>36</sup> Ibid 19

## Waterford City Centre

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

	<b>Single Person: €430</b>	<b>Couple: €450</b>	<b>Couple/ One Parent + 1 Child: €550</b>	<b>Couple/One Parent + 2 Children: €575</b>
Day one: 22/06	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 2 (both three beds) Discretion 20%: 0
Day two: 23/06	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: 24/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 2 Discretion: 0 Total: 0
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 22/06	51 (60 – 9 students). 5 one beds: €850 - €630, median: €750 / 17 two beds: €1,300 - €770, Median: €850 / 17 three beds: €1300 - €433, Median: €900			
Day two: 23/06	61 (70 – 9 student). 5 one beds: €850 - €630, median: €700 / 23 two beds: €1,300 - €750, Median: €1000 / 19 three beds: €1300 - €433, Median: €900			
Day three: 24/06	57 (67 – 10 student). 5 one beds: €850 - €630, median: €750 / 16 two beds: €1,300 - €750, Median: €875 / 19 three beds: €1300 - €433, Median: €900			
<b>Total HAP</b>	<b>2</b>			

**Waterford City Centre Summary**

- There was an average of 56 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents a decrease of 14 properties compared to March 2020. An average of 41 properties were available to rent in November 2018.
- Of those 56 properties, just 2 properties were available within any HAP rate across the four household categories, both pertaining to the standard HAP rate for families with two children.
- Therefore there were no properties available for singles, couples or families with one child during the period. mirroring the findings of the March 2020, December 2019, July/August 2019, April 2019 and November 2018 reports.
- Monthly rents in Waterford City Centre ranged from €630 to €850 for the one-bedroom properties available. The median rate ranged between €700 and €750 over the three days.
- Monthly rents in Waterford City Centre ranged from €750 to €1,300 for two-bedroom properties available. The median rent over the three days ranged between €850 and €1000.
- Monthly rents in Waterford City Centre ranged from €433 to €1,300 for three-bedroom properties available. The median rent over the three days was €900.
- According to daft.ie, rental prices increased by 2.7% in Waterford City in the year to Q1 2020.<sup>37</sup>

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<sup>37</sup> Ibid 19

## About Simon Communities

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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](http://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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