



Locked Out of the Market November 2020

The Gap Between HAP Limits and Market Rents

Snapshot Study

November 2020

Simon Communities in Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken over three consecutive days in September 2020 (21st, 22nd and 23rd). This report tracks the number of properties advertised to rent within the Department of Housing, Planning and Local Government (DHPLG) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie² for the following areas: Cork City Centre³, Cork City Suburbs, Dublin City Centre⁴, Dublin City North, Dublin City South, Galway City Centre⁵, Galway City suburbs, Limerick City Centre⁶, Limerick City suburbs, Portlaoise, Kildare (selected areas)⁷, Athlone, Sligo Town⁸, Dundalk, Co. Leitrim⁹, and Waterford City Centre.¹⁰ This is the seventeenth snapshot study of this kind and compares the findings to the previous studies providing indicative point-in-time data on the pressure in the private rental sector and reflects the lived experience of people trying to find a home to rent in this period. This study also examined availability of properties within discretionary HAP limits in each of the 16 areas. This rate is calculated as up to an additional 50% of the standard rate in Dublin, and up to an additional 20% of the standard rate elsewhere. The four household categories examined are as follows:

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

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 earlier iterations of this study, whereby one bedroom units had been counted as viable options for the couples/ one parent and one children category.

The Covid-19 pandemic, and related restrictions have brought about moderate change in the Irish private rental market in 2020. According to the *Daft.ie July 2020 Housing Market Report*¹¹, with rents in July rising 0.5% month-on-month. Rents in July 2020 are 1.2% higher than a year

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

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

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

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

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

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

⁷ The selected areas of Kildare are Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

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

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

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

¹¹ Daft.ie July 2020 Housing Market Report, <https://www.daft.ie/report/2020-july-housingmarket-daftreport.pdf>

previous, despite a brief fall during the height of the Covid-19 restrictions. In short, the Covid-19 pandemic restrictions did not lead to the significant fall in rents anticipated at the that time. The average rent in July 2020 stood at €1,412, near the all-time high. The stability in rental prices is in contrast with a significant increase in supply in the private rental market. On 1st August the daft.ie report shows that there were 41% more properties available on daft.ie to rent than on 1st August 2019. The daft.ie July Report indicates that rents remain stubbornly high despite a significant increase in supply.

This Simon Communities in Ireland *Locked Out* report found there were 2,543 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 14% decrease from the 2,988 properties which were available to rent at any price in the June 2020 *Locked Out* study period. Despite the fall, it still represents a 70.5% year-on-year increase on the 1,491 properties available across the categories in September 2019.

There were 738 properties available within the standard or discretionary HAP limit in at least one of the four categories, representing 29% of the total properties available to rent. This represented a decrease of 12% on the 837 properties which were available with at least one HAP category in the June study.

For households consisting of single persons, just 1 property (one-bedroom units) was within standard HAP limits across the 16 areas. When the discretionary HAP limits are applied, a further 44 properties were available. This was down from 9 properties within standard HAP in June, and down 58 properties within discretionary HAP for single people. Therefore, just 1.7% of all available properties came within either HAP limit for single people.

For households consisting of a couple with no children, 38 properties (one-bedroom units) came within standard HAP limits. This was a decrease of 21% from 48 properties in June. A further 222 properties within discretionary HAP limits, a significant decrease from the 355 available in June. Therefore, 10.2% of all properties came within either HAP limit for couples.

For households consisting of a couple/one parent with one child, 6 properties (2 bedroom units) were available within standard HAP limits and a further 351 properties available within the discretionary HAP limits. That meant that 14% of the total 2543 properties were available within either HAP limit to this category.

For households consisting of a couple/one parent with two children, there were just 11 properties (2 bedrooms or more) available within the standard HAP limit, but a further 465 properties available within the discretionary HAP limits, an increase from the 428 properties available in June. Therefore, 18.7% of properties therefore came within either HAP limit for this category.

Main Findings

Property Availability

- In all, there was an average of 2,543 properties available to rent at any price across the 16 study areas over the three-day period. This represents a 14% decrease from the 2,988 properties available during the June study.
- 81.7% (2,078) 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 (1,041).
- There were 738 properties available under a standard or discretionary limit in at least one of the four household categories, representing 29% of the total properties available. This represents a decrease of 12% on the 837 properties which were available within at least one household category in the June study.
- There were just 56 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 June study, there had been 78 instances of a property fitting into a standard HAP category.
- There were 1,082 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 eight of the 16 areas, there were no properties available to rent in any household category within standard or discretionary HAP limits. Those areas were Athlone, Cork City Centre, Galway City Centre, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre. This is an increase from three areas with no properties within HAP rates in the June study.
- Furthermore, just one or two properties were available in across the four household categories in two areas; Cork City Suburbs and Co. Leitrim.
- There was just one property available to rent for a single person household within standard Housing Assistance Payment HAP limits across all 16 study areas.
- There were just 6 two-bedroom units within standard HAP rates for a couple/one parent and one child across all 16 study areas.

Household types

- Of the 738 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;¹²
 - Single persons: Just 1 property was available within standard HAP limits for a single person. This represented 0.14% of all the properties available that come within any HAP limits. A further 44 properties were found within discretionary limits for single person households.
 - Couples: 38 properties were available to rent within the standard HAP limits for a couple - down from 42 properties last June. 222 properties were available in this household category within discretionary limits- a significant fall since our June study when 355 properties were available.
 - Couple/one parent plus one child: 6 properties were available for a couple/one parent and one child within standard HAP limits. A further 351 properties were found within discretionary limits, with the vast majority (338) of these located in Dublin City.
 - Couple/one parent plus two children: 11 properties were available within standard HAP limits for a couple/one parent and two children. A further 465 properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas (437).

Maeve's Story in Leitrim- A Lack of Affordable Properties after a Rent Increase led to Eviction

Maeve is 32 years old and is from County Leitrim. She is a single mother, with a six-year old child. She is currently living in Leitrim. Maeve's mental health has suffered in recent years because of the isolation of where she is living. At the start of this year, her rent was increased from €450 to €600 a month, which she could not afford. She continued to pay her rent at the rate of €450, and was then served a notice to quit by her landlord. Her eviction was put on hold by the Covid-19 restrictions. The HAP rate in the county is €450 for a family of that size. Leitrim County Council have advised Maeve that they have nothing available currently, leaving her and her daughter at risk of homelessness.

This Locked Out Study found that there was just one property on the market within HAP rates for a family with one child in Leitrim. Maeve's situation demonstrates how the lack of supply within affordable rates can lead to homelessness.

¹² See table 1 below for regional breakdown

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 47 instances of properties across the four categories available within standard HAP limits in urban centres. This is a decrease of 8 instances of properties across the four categories since the June study. An additional 1,082 instances of properties were available within discretionary or Homeless HAP limits, a slight decrease from the 1,136 properties in the June study across the four categories. The vast majority of these properties were located in Dublin City regions.
- There were no properties available within standard HAP limits in three regional towns, namely Sligo, Athlone and Co. Leitrim. Three instances of properties were found within discretionary limits in those three regions, all in Leitrim.
- In commuter belt towns, 6 instances of properties were available within standard HAP limits. An additional 33 instances of properties were found within discretionary limits. All of these properties were located in Dundalk and Kildare (selected), with no suitable properties found in Portlaoise.

John's Story in Galway- Lack of Affordable Options for Young People

John is twenty years old, and is from a rural area in county Galway. John loves horses, and has two that he looks after. John's mother passed away, which led to a break down in his family situation. He has limited financial resources because of his age, and has struggled to find appropriate accommodation. There are very limited options locally, and where options do exist, affordability is a critical issue. John has been sofa-surfing with friends, but it is not a sustainable situation, particularly in the current pandemic environment.

Galway Simon staff have supported John, and he is now eligible for HAP. However, as this Locked Out Report demonstrates, properties available within HAP limits are extremely scarce, leaving John anxious and frightened that he will end up in emergency accommodation.

John's story is a prime example of a person being Locked Out of the Market. Despite the best preventative efforts of services, the chronic lack of affordable accommodation with HAP limits means John is at risk of entering homelessness.

Analysis of Findings

The Covid-19 pandemic, and emergency measures in response to the crisis, have brought about a sudden change in the private rental market. The 2,543 properties available in the September study represent a marked 53% increase on the 1,652 properties in the March 2020 Locked Out study, conducted pre-Covid.

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 in 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, this September study indicates supply across the 16 regions has 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 September Study indicates that supply has started to fall once more. 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, eight of the 16 regions in this study had no properties available within either HAP rate across the four categories, an increase from three regions in the June study.

In fact, of 694 (94%) of those 738 properties that fit into a HAP category were located in Dublin, which indicates that any increase in affordable supply has been limited to Dublin.

In Athlone, Cork City Centre, 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. Just one or two properties were available at either threshold in across the four household categories in Cork City Suburbs and Co. Leitrim.

Presented below are the findings from the Locked Out of the Market three-day snapshot study for 21st to 23rd September 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 June 2020 study period, both in terms of overall availability and HAP availability. 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 September 2020 and June 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 instances where a property fit into at least one of the household categories within standard rates in September 2020, June 2020 and March 2020.. 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 in June and September, where they were in the March study.

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

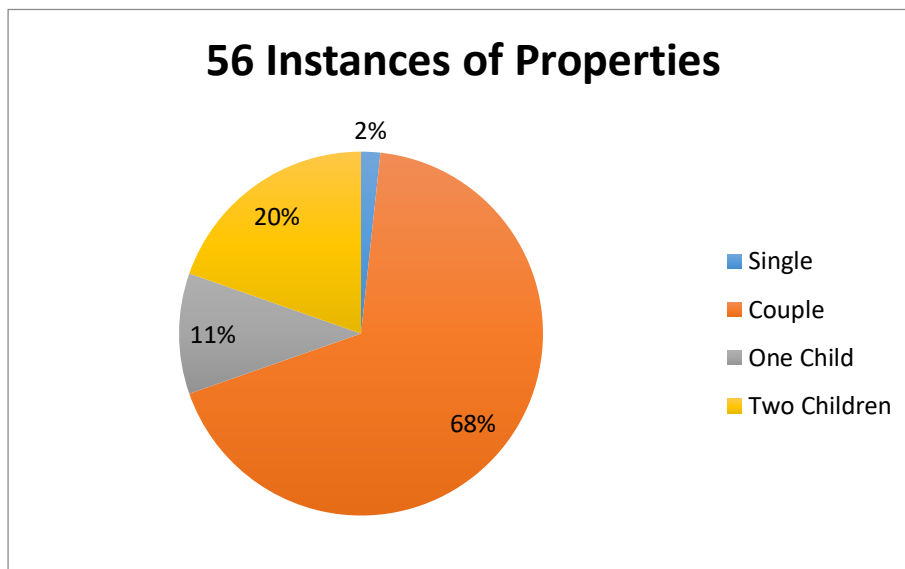


Figure 2: Number of Instances of Properties by HAP Household Category June 2020 within Standard Rates

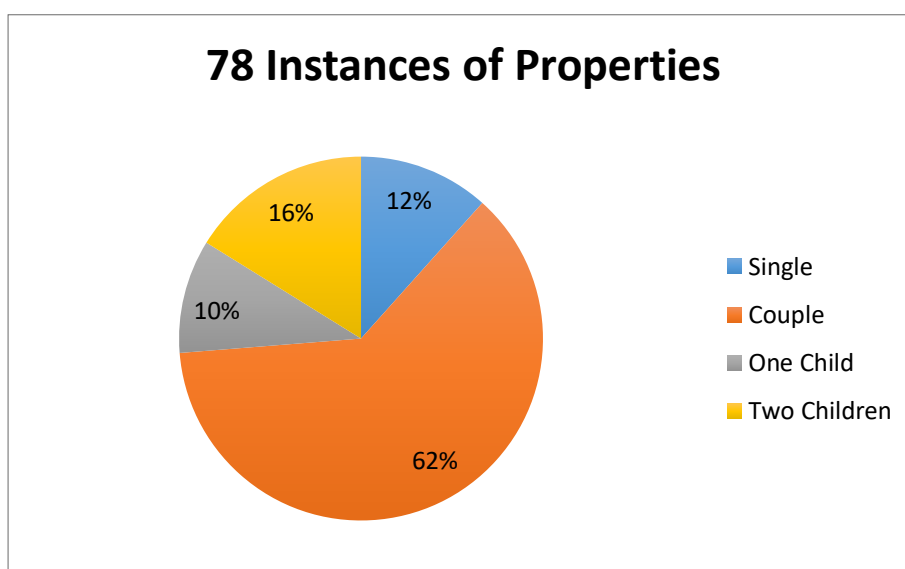
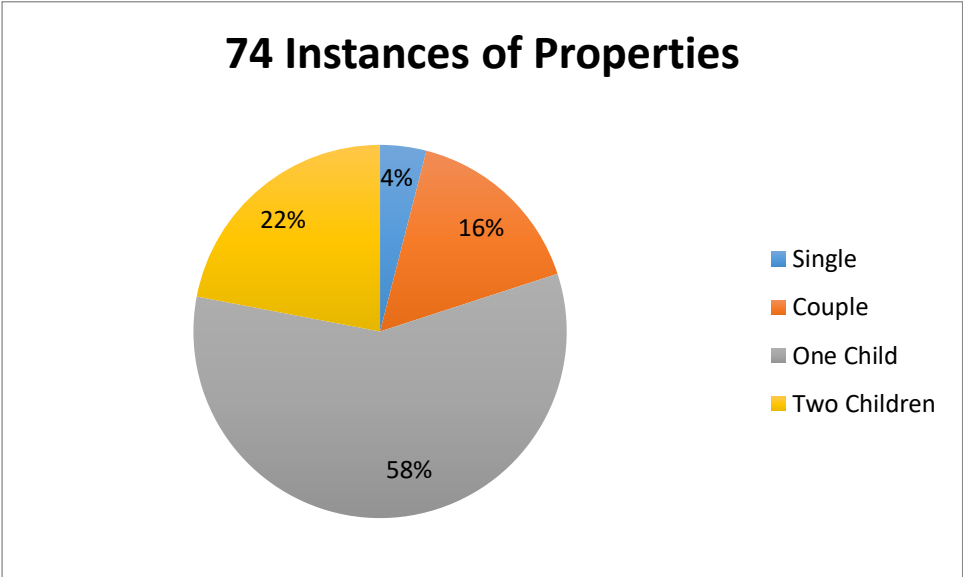


Figure 3 Number of Instances of Properties by HAP Household Category March 2020 within Standard Rates



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 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 and is applied case-by-case. In this instance, the rate for a single person in Cork City (€550) is increased to a maximum of €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, 95% (1082) of the total instances of properties found within HAP limits (1138) required a discretionary top-up of varying levels.

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 Total Properties and Total Properties Available Within HAP and Homeless Hap Limits September 2020 compared to June 2020

LOCATION	Total properties Sept 2020	Total Properties June 2020	% Change Total Properties June to Sept 2020	Total HAP Sept 2020	Total HAP June 2020	% Change HAP properties June to Sept 2020
Athlone	22	30	-36.36%	0	2	-100.00%
Cork City Suburbs	57	63	-10.53%	1	2	-50.00%
Cork City Centre	72	94	-30.56%	0	3	-100.00%
Dublin City North	450	430	4.44%	236	232	1.72%
Dublin City South	1041	1205	-15.75%	321	408	-21.32%
Dublin City Centre	587	687	-17.04%	137	145	-5.52%
Dundalk	27	26	3.70%	26	21	23.81%
Galway City Suburbs	66	91	-37.88%	6	5	20.00%
Galway City Centre	33	65	-96.97%	0	0	No change
Kildare (selected)	69	91	-31.88%	9	10	-10.00%
Co. Leitrim	15	20	-33.33%	2	4	-50.00%
Limerick City Suburbs	28	42	-50.00%	0	1	-100.00%
Limerick City Centre	21	53	-152.38%	0	0	No change
Sligo town	17	33	-94.12%	0	2	-100.00%
Portlaoise	4	2	50.00%	0	0	No change
Waterford City Centre	34	56	-64.71%	0	2	-100.00%
Total:	2543	2988	-17.50%	738	837	-11.83%

Table 2: Available properties to rent within HAP limits across 16 study areas on September 21st, 22nd and 23rd 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; standard HAP Limits/ Discretionary HAP Limit		Couple: properties available to rent within standard HAP Limits/ Discretionary HAP Limit		Couple/One Parent + 1 Child: properties available to rent within standard HAP Limits/ Discretionary HAP Limit		Couple/One Parent + 2 Children: properties available to rent within standard HAP Limits/ Discretionary HAP Limit	
Athlone	22	0	0	0	0	0	0	0	0	0
Cork City Suburbs	57	1	0	0	0	0	0	1	0	1
Cork City Centre	72	0	0	0	0	0	0	0	0	0
Dublin City North	450	236	0	23	21	70	1	116	1	143
Dublin City South	1041	321	1	15	10	106	2	160	2	203
Dublin City Centre	587	137	0	3	3	40	2	62	2	91
Dundalk	27	26	0	0	0	1	1	6	5	20
Galway City Suburbs	66	6	0	1	1	1	0	4	1	3
Galway City Centre	33	0	0	0	0	0	0	0	0	0
Kildare (selected)	69	9	0	2	3	4	0	1	0	2
Co. Leitrim	15	2	0	0	0	0	0	1	0	2
Limerick City Suburbs	28	0	0	0	0	0	0	0	0	0
Limerick City Centre	21	0	0	0	0	0	0	0	0	0
Sligo town	17	0	0	0	0	0	0	0	0	0
Portlaoise	4	0	0	0	0	0	0	0	0	0
Waterford City Centre	34	0	0	0	0	0	0	0	0	0
Total:	2543	738	1	44	38	222	6/351	351	11	465

**Table 3: 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 Centres¹³: A) 1 (Dublin City South) B) 52 (Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs,) Commuter Belt¹⁴: A) 0 B) 2 (Kildare- selected)) Regional Towns¹⁵: 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). 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, 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, Dundalk). Regional Towns: A) 0 B) 2 (Co. Leitrim).

¹³ 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.

¹⁴ Commuter belt towns include selected areas of Kildare, Portlaoise and Dundalk.

¹⁵ Regional towns include Athlone, Co. Leitrim and Sligo Town.

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

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	Urban Centres¹⁶: A) 5 (Dublin City North, Dublin City South, Galway City Suburbs) B) 58 (Cork City Centre, Cork City Suburbs, Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs, Limerick City Suburbs) Commuter Belt¹⁷: A) 3 (Dundalk, Kildare-selected) B) 0 Regional Towns¹⁸: A) 1 (Athlone) B) 0
Properties available within A) standard and B) discretionary limits for a Couple	Urban Centres: A) 42 (Cork City Suburbs, Cork City Centre, Dublin City North, Dublin City South, Dublin City Centre, Galway City Suburbs) B) 350 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Limerick City Suburbs). Commuter Belt: A) 5 (Kildare-selected, Dundalk), B) 5 (North Kildare). Regional Towns: A) 1 (Athlone), B) 0
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child¹	Urban Centres: A) 3 (Dublin City Centre, Dublin City North), B) 319 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). Commuter Belt: A) 4 (Dundalk), B) 4 (Kildare-selected, Dundalk). Regional Towns: A) 1 (Sligo), B) 1 (Sligo).
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	Urban Centres: A) 5 (Dublin City North, Dublin City Centre, Waterford City Centre), B) 409 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre, Cork City Suburbs). Commuter Belt: A) 1 (Dundalk), B) 13 (Kildare-selected, Dundalk). Regional Towns: A) 0 B) 6 (Athlone, Co. Leitrim, Sligo).

¹⁶ 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.

¹⁷ Commuter belt towns include selected areas of Kildare, Portlaoise and Dundalk.

¹⁸ 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: 21/09	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: 22/09	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: 23/09	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: 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: 21/09 23 (25 – 2 students)	3 one beds: €900 - €800, median: €866 12 two beds: €1,500 - €950, Median: €1100 5 three beds: €1,500 - €795, median: €1,200			
Day two: 22/09 23 (25 – 2 students)	3 one beds: €900 - €800, median: €866 13 two beds: €1,500 - €850, Median: €1100 4 three beds: €1,200 - €795, median: €1,200			
Day three: 23/09 20 (22 – 2 students)	3 one beds: €866 - €800, median: €815 12 two beds: €1,500 - €850, Median: €1100 3 three beds: €1,200 - €1200, median: €1,200			
Total HAP	0			

Athlone Summary

- There was an average of 22 properties available to rent in Athlone in this study period, a decrease of 8 properties since the June 2020 study, and below the average number of available properties seen in November 2018 (30).
- No properties were available within any of the HAP categories in Athlone, a decrease from 2 properties in the June 2020 study.
- Rents for a one-bedroom property in Athlone ranged from €800 to €900 for available properties. The median price for one-bedroom properties was €866 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €850 to €1,500 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 €1500. The median price for three-bedroom properties was €1200 over the three days.
- According to daft.ie, averages rents in Westmeath have increased by 3.1% in the year to July 2020.¹⁹

¹⁹ Daft.ie July 2020 Housing Report, <https://www.daft.ie/report/2020-july-housingmarket-daftreport.pdf>

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: 21/09	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: 22/09	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: 23/09	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: 21/09 70. (75- 5 students).	8 one beds: €1,475 - €850, median: €1,200 45 two beds: €2,000 - €1,180, Median: €1,445 9 three beds: €3351 - €1,350, Median: €1,628			
Day two: 22/09 72. (76- 4 students).	8 one beds: €1,375 - €850, median: €1,180 45 two beds: €2,000 - €1,180, Median: €1,432 9 three beds: €3351 - €1,348, Median: €2000			
Day three: 23/09 73. (77- 4 students).	9 one beds: €1,375 - €850, median: €1,200 47 two beds: €2,000 - €1,180, Median: €1,450 8 three beds: €3351 - €1,350, Median: €1,990			
Total HAP	0			

Cork City Centre Summary

- There was an average of 72 properties to rent in Cork City Centre over the course of the study period, a 24% decrease in supply from the 94 properties available in June 2020 study. In November 2018, an average of 28 properties were available to rent.
- Despite the significant level of supply, there were no properties available within the standard or discretionary HAP rates across the four household categories. This was down from 2 properties in the June study.
- For one-bedroom properties, monthly rents in Cork City Centre ranged from €850 to €1,475 over the three-day study period. The median price for one-bedroom properties was €1,200, an increase from the June 2020 median of €1,100 over the threedays.
- For two-bedroom properties, monthly rents in Cork City Centre ranged from €1,180 to €2,000 over the three-day study period. The median price for two-bedroom properties ranged from €1,432 to €1450 over the three days.
- For three-bedroom properties, monthly rents in Cork City Centre ranged from €1,348 to €3,351. The median price for three-bedroom properties ranged from €1,628 to €2,000.
- According to daft.ie, average rents in Cork City Centre rose 2.3% in the year to July 2020.²⁰

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: 21/09	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: 22/09	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: 23/09	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: 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: 21/09 62 (65 – 3 students).	9 one beds: €1,375 - €800, median: €1,040 31 two beds: €2,025 - €985, Median: €1,400 16 three beds: €2,300 - €1,400, Median: €1,785			
Day two: 22/09 56 (59 – 3 students).	9 one beds: €1,375 - €800, median: €1,175 27 two beds: €2,025 - €985, Median: €1,440 16 three beds: €2,300 - €1,400, Median: €1,516			
Day three: 23/09 53 (56 – 3 students).	10 one beds: €1,375 - €795, median: €1,175 24 two beds: €2,025 - €985, Median: €1,500 13 three beds: €2,300 - €1,159, Median: €1,516			
Total HAP	1			

Cork City Suburbs Summary

- There was an average of 57 properties to rent in Cork City Suburbs^{21 35} over the course of the study period. In June 2020 there were 63 properties available.
- Of the 57 properties, just one property came within at least one of the HAP standard or discretionary rates across the four household categories, falling under discretionary HAP for both the family categories.
- For one-bedroom properties, monthly rents in Cork City Suburbs ranged from €795 to €1,375 over the three-day study period. The median price for one-bedroom properties ranged from €1,040 to €1,175 over the three days.
- For two-bedroom properties, monthly rents in Cork City Suburbs ranged from €985 to €2,025 over the three-day study period. The median price for two-bedroom properties ranged between €1,400 to €1,500 over the three days.
- For three-bedroom properties, monthly rents in Cork City Suburbs ranged from €1,159 to €2,300 over the three-day study period, all over the HAP limits. The median price for three-bedroom properties over the three days ranged from €1,516 to €1,785.
- According to daft.ie, average rents in Cork City Centre rose 2.3% in the year to July 2020.²²

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

²² Ibid 19

Dublin City Centre

Dublin City Centre 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: 21/09	No of properties: 0 Homeless HAP 50%: 3	No of properties: 3 (all within in single category) Homeless HAP 50%: 38	No of properties: 2 Homeless HAP 50%: 54	-No of properties: 2 (both within 1 child category) -Homeless HAP 50%: 77 (54 included in 1 child category)
Day two: 22/09	No of new properties: 0 Homeless HAP 50%: 0	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%: 5 (2 included in one child category)
Day three: 23/09	No of new properties: 0 Homeless HAP 50%: 0	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 0 Homeless HAP 50%: 5	-No of new properties: 0 -Homeless HAP 50%: 9 (5 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 3 Total: 3	Standard Rate: 3 Homeless HAP: 40 Total: 43	Standard Rate: 2 Homeless HAP: 62 Total: 64	Standard Rate: 2 Homeless HAP: 91 Total: 93
Total number of properties available to rent in region each day (no cost limits)				
Day one: 21/09 584 (594 – 10 students).	252 One beds: €6,500 - €775, Median €1,600 282 Two beds €4766 - €900, Median €2,000 48 Three beds €5,250 - €2,200, Median €2,640			
Day two: 22/09 581 (591 – 10 students).	252 One beds: €6,500 - €775, Median €1,600 280 Two beds €4766 - €1500, Median €2,025 47 Three beds €5,250 - €2,200, Median €2,603			
Day three: 23/09 596 (607 – 11 students).	257 One beds: €6,500 - €775, Median €1,595 294 Two beds €4766 - €900, Median €2,000 46 Three beds €5,250 - €2,100, Median €2,600			
HAP	137			

Dublin City Centre Summary

- There was an average of 587 properties available to rent in Dublin City Centre over the study period, a 14.6% decrease on the 687 properties available in the June 2020 study.
- There were just five properties available within standard HAP limits in Dublin City Centre in this study period.
- There were 196 properties available in at least one household category within homeless HAP rates. This represents a very significant increase on June 2020, when there had been 142 instances of properties available within homeless HAP rates.
- In total, 137 properties came within at least one HAP category across standard and homeless HAP rates, slightly down on the 145 properties which came within at least one category in June 2020.
- There were no properties available to rent within standard HAP limits for a single person, as in the June and March 2020 studies, and just three properties within Homeless HAP rates for singles. This indicates continued limited supply for singles.
- There were just three properties available to rent within standard HAP limits for a couple, an increase from two properties in the June 2020 study. A decrease from 62 properties available within homeless HAP rates in June to 43 in the September Study was evidenced for couples. However, this is still up on one property in March 2020.
- Two properties were available to rent within HAP limits for a couple/one parent and one child in. An additional 62 properties in this category were available within Homeless HAP limits.
- 2 properties were available to rent within standard HAP limits for a couple/one parent and two children across the three days of this study. 93 properties in this category were available within

Homeless HAP limits, an increase from 80 properties in June, and just 5 properties in the March 2020 study.

- Rents in Dublin City Centre ranged from €775 to €6,500 for one-bedroom properties available, with a median ranging from €1,595 to €1,600, significantly down from the March 2020 median ranging from €2,000 to €2,020 over the three days.
- Rents in Dublin City Centre ranged from €900 to €4,766 for two-bedroom properties available, with a median rate ranging from €2,000 to €2,025, 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 €2,100 to €5,250 for three-bedroom properties available, with a median rate ranging from €2,600 to €2,640 over the three days.
- According to daft.ie, rents in Dublin City Centre fell 0.7% in the year to July 2020.²³

²³ Ibid 19

Dublin City North

Table 9: Dublin City North 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: 21/09	No of properties: 0 Homeless HAP 50%: 16	-No of properties: 15 (all included in single category) -Homeless HAP 50%: 57 (1 included in single category)	No of properties: 1 Homeless HAP 50%: 100	-No of properties: 1 (included in 1 child category) -Homeless HAP 50%: 124 (100 in 1 child category)
Day two: 22/09	No of new properties: 0 Homeless HAP 50%: 4	-No of new properties: 3 (all included in single category) - Homeless HAP 50%: 6	No of new properties: 0 Homeless HAP 50%: 9	-No of new properties: 0 -Homeless HAP 50%: 11 (9 included in 1 child category)
Day three: 23/09	No of new properties: 0 Homeless HAP 50%: 3	-No of new properties: 3 (all included in single category) -Homeless HAP 50%: 7	No of new properties: 0 Homeless HAP 50%: 7	-No of new properties: 0 -Homeless HAP 50%: 8 (7 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 23 Total: 23	Standard Rate: 21 Homeless HAP: 70 Total: 91	Standard Rate: 1 Homeless HAP: 116 Total: 117	Standard Rate: 1 Homeless HAP: 143 Total: 144
Total number of properties available to rent in region each day (no cost limits)				
Day one: 21/09 448 (464 - 16 students).	131 One beds: €1800 - €750, Median €1,300 186 Two beds €3,000 - €1,200, Median €1,850 101 Three beds €3,875 - €1,581 , Median €2,350			
Day two: 22/09 451 (469 - 18 students).	135 One beds: €1800 - €700, Median €1,295 185 Two beds €2,500 - €1,200, Median €1,850 103 Three beds €3,875 - €1,581 , Median €2,350			
Day three: 23/09 450 (467 - 17 students).	140 One beds: €1800 - €700, Median €1295 184 Two beds €2,500 - €1,200, Median €1,800 102 Three beds €3,875 - €1,700 , Median €2,330			
Total HAP	236			

Dublin City North Summary

- There was an average of 450 properties available to rent in Dublin City North over the study period. this represented an increase on the 430 properties in the June study and a further increase on the 230 properties available in the March 2020 study.
- Of those, 236 properties were available in at least one household category under either standard or discretionary HAP, slightly up from 232 in the June study.
- There were no properties available to rent within HAP limits for a single person, and 23 properties within homeless HAP limits. A decrease from 3 standard and 31 homeless HAP properties in the June study.
- 21 properties were available to rent within standard HAP limits for a couple. 71 properties in this category were available within Homeless HAP limits, down from 86 properties in June.
- Just one property was available within standard rates for families with one child, and a further 116 properties within homeless HAP rates.
- 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. a further 143 properties in this category

were available within Homeless HAP limits, up from 130 properties in the June study.

- Rents in Dublin City North ranged from €700 to €1800 for one-bedroom properties available, with a median rate ranging from €1295 to €1,300 over the three days.
- Rents in Dublin City North ranged from €1,200 to €3,000 for two-bedroom properties available, with a median range from €1800 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 €1,581 to €3,875 for three-bedroom properties available, with a median rate ranging from €2330 to €2,350 over the three days.
- According to daft.ie, rents increased by 1.1% in Dublin City North and 1.5% in North County Dublin in the year to July 2020.²⁴

²⁴ Ibid 19

Dublin City South

Table 10: Dublin City South 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: 21/09	No of properties: 1 Homeless HAP 50%: 10	No of properties: 5 (all included in single) Homeless HAP 50%: 95 (6 included in single category)	No of properties: 2 Homeless HAP 50%: 133	No of properties: 2 (both included in 1 child) Homeless HAP 50%: 170 (133 included in 1 child category)
Day two: 22/09	No of new properties: 0 Homeless HAP 50%: 5	No of new properties: 5 (all included in single category) Homeless HAP 50%: 6	No of new properties: 0 Homeless HAP 50%: 17	No of new properties: 0 Homeless HAP 50%: 20 (17 included in one child category)
Day three: 23/09	No of new properties: 0 Homeless HAP 50%: 0	No of new properties: 0 Homeless HAP 50%: 5	No of new properties: 0 Homeless HAP 50%: 10	No of new properties: 0 Homeless HAP 50%: 13 (10 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 1 Homeless HAP: 15 Total: 16	Standard Rate: 10 Homeless HAP: 106 Total: 116	Standard Rate: 2 Homeless HAP: 160 Total: 162	Standard Rate: 2 Homeless HAP: 203 Total: 205
Total number of properties available to rent in region each day (no cost limits)				
Day one: 21/09 1043 (1058 - 15 students)	351 One beds: €4,200 - €625, Median: €1,500 479 Two beds €7,000 - €1,150, Median: €2,100 165 Three beds €8,550 - €1,500, Median: €2600			
Day two: 22/09 1038 (1049 - 11 students)	344 One beds: €4,200 - €625, Median: €1,500 474 Two beds €7,000 - €1,150, Median: €2,100 167 Three beds €8,550 - €1,500, Median: €2645			
Day three: 23/09 1042 (1054 - 12 students)	345 One beds: €4,200 - €625, Median: €1,500 472 Two beds €7,000 - €1,150, Median: €2,100 169 Three beds €8,550 - €1,800, Median: €2625			
Total HAP	321			

Dublin City South Summary

- There was an average of 1041 properties available to rent in Dublin City South over the study period. While still an increase on the 635 properties available in the March 2020 study, it represents a 13% decrease in properties on the 1,205 properties available in the June study. It was the area with the highest average number of properties available in this study.
- Of those 1041 properties, 321 properties fit into at least one HAP category across the households, down 21% on the 408 properties within a HAP category in the June study.
- There were 16 properties available to rent within HAP limits for a single person, a decrease from 20 properties in June. 15 of those properties required Homeless HAP.
- 10 properties were available to rent within standard HAP limits for a couple, a decrease from 14 properties in the June study. A further 116 properties in this category were available within Homeless HAP limits, significantly down 41% from 199 in the June Study.
- Just two were available to rent within HAP limits for a couple/one parent and one child. However, 160 properties in this category were available within Homeless HAP limits.

- Just two were available to rent within HAP limits for a couple/one parent and two children across the three days of this study. However, 203 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 €4,200 for one-bedroom properties available, with a median rate of €1,500 the three days, down from a median range of €1,600 to €1700 in March.
- Rents in Dublin City South ranged from €1,550 to €7,000 for two-bedroom properties available, with a median rate of €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 €1,500 to €8,550 for three-bedroom properties available, with a median rate ranging from €2,600 to €2,645 over the three days.
- According to daft.ie, rents decreased in Dublin South City by 0.5% and in South County Dublin by 0.1% in the year to July 2020.²⁵

²⁵ Ibid 19

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: 21/09	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 1 Discretion 20%: 5	No of properties: 3 (all in one child category) Discretion 20%: 17 (3 in one child category)
Day two: 22/09	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: 1 (included in 1 child category) Discretion 20%: 2
Day three: 23/09	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: 1 (3 bed) Discretion 20%: 1
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: 6 Total: 7	Standard Rate: 5 Discretion: 20 Total: 25
Total number of properties available to rent in region each day (no cost limits)				
Day one: 21/09 28 (32- 4 students)	3 one bed: €875 - 720, median €800 6 two beds: €1,150 - €975, Median: €1,070 17 three beds: €1,300 - €1080 , Median: €1,200			
Day two: 22/09 26 (30- 4 students)	3 one bed: €875 - 720, median €800 5 two beds: €1,250 - €1,027, Median: €1,100 15 three beds: €1,300 - €1080 , Median: €1,200			
Day three: 23/09 27 (31- 4 students)	3 one bed: €875 - 720, median €800 5 two beds: €1,250 - €1027, Median: €1,100 16 three beds: €1,300 - €1000 , Median: €1,200			
Total HAP	26			

Dundalk Summary

- There was an average of 27, properties available to rent in Dundalk during this study period, an increase from 26 properties in June but still a decrease on the 38 properties available during the March study.
- 26 of those properties fit into at least one HAP category across the four households, up from 21 properties in June.
- There were no properties available to rent within standard HAP limits for a single person across the three days of the study, and just one property available for couples.
- There were 7 properties available to rent within HAP limits for a couple/one parent and one child. 6 of these required the discretionary HAP limit.
- There were five properties available to rent within standard HAP limits for a couple/one parent and two children, the same amount as March 2020. 20 properties were available within 20% discretionary HAP limits, an increase from 11 properties in June.
- Rents in Dundalk ranged from €720 to €875 for one-bedroom properties over the three days surveyed. The median cost was €800.
- Rents in Dundalk ranged from €975 to €1,250 for the two-bedroom properties available. The median rent over three days ranged from €1070 to €1,100.
- Rents in Dundalk ranged from €1000 to €1,400 for three-bedroom properties available, with a median rate of €1,200 over the three days.
- According to daft.ie, rents increased in Louth by 2.0% in the year up to July 2020.²⁶

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: 21/09	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: 22/09	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: 23/09	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: 21/09 33 (36. 3 student)	4 one beds: €2,950 - €800 median €1085 22 two beds: €2,200 - €1,070, Median: €1,500 5 three beds: €2300 - €1,685, Median: €1,745			
Day two: 22/09 34 (36. 2 student)	2 one beds: €2,950 - €800. 23 two beds: €2,200 - €1,258, Median: €1,599 4 three beds: €2300 - €1,625, Median: €1,950			
Day three: 23/09 33 (35. 2 student)	3 one beds: €2,950 - €800 median €855 20 two beds: €2,000 - €1,258, Median: €1,600 4 three beds: €2300 - €1,685, Median: €1,800			
Total HAP	0			

Galway City Centre Summary

- There was an average of 33 properties available to rent in Galway City Centre²⁷ over the study period. This represents a 50% decrease from the 66 properties available in the June study.
- For the fourth study period in a row (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 tenth 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 ranged from €855 to €1085.
- Rents in Galway City Centre ranged from €1070 to €2,200 for two-bedroom properties available, all of which were beyond HAP limits. The median rent over three days was €1,500 to €1600.
- Rents in Galway City Centre ranged from €1,625 to €2300 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €1,745 to €1950, representing a fall on the March median of €2,200.
- According to daft.ie, rents in Galway City have increased 2% in the year to July 2020.²⁸

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

²⁸ 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: 21/09	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single category) Discretion 20%: 1	No of properties: 0 Discretion 20%: 3	No of properties: 1 (included in one child category) Discretion 20%: 2 (both included in one child category)
Day two: 22/09	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: 23/09	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: 4 Total: 4	Standard Rate: 1 Discretion: 3 Total: 4
Total number of properties available to rent in region each day (no cost limits)				
Day one: 21/09 65 (68 – 3 student)	5 one beds: €1,150 - €650, median: €850 22 two beds: €1,885 - €866, Median: €1,213 17 three beds: €2,265 - €1,250, Median: €1,550			
Day two: 22/09 68 (71 – 3 student)	4 one beds: €1,150 - €650, median: €975 25 two beds: €1,885 - €866, Median: €1,200 18 three beds: €2,265 - €1,213, Median: €1,500			
Day three: 23/09 66 (69 – 3 student)	3 one beds: €900 - €650, median: €850 25 two beds: €1,885 - €890, Median: €1,250 16 three beds: €2,265 - €1,250, Median: €1,550			
Total HAP	6			

Galway City Suburbs Summary

- There was an average of 66 properties available to rent in Galway City Suburbs²⁹ over the study period, an 28% decrease on the 92 in June.
- Of the 66 properties, just 6 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 4 properties available within discretionary HAP.
- For families with two children, there was one property available within standard HAP, and a further 3 within the discretionary rate.
- Rents in Galway City Centre ranged from €650 to €1,150 for one-bedroom properties available, with a median rent ranging from €850 to €975 over the three days.
- Rents in Galway City Centre ranged from €866 to €1,885 for two-bedroom properties available. The median rent over three days ranging from €1,200 to €1,250.
- Rents in Galway City Centre ranged from €1,213 to €2,265 for three-bedroom properties available. The median rent over three days ranging from €1,500 to €1,550.
- According to daft.ie, rents in Galway City have increased 2% in the year to July 2020.³⁰

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

³⁰ 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: 21/09	No of properties: 0 Discretion 20%: 2	No of properties: 3 (2 included in single category) Discretion 20%: 4	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 2 (1 included in 1 child category)
Day two: 22/09	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: 23/09	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: 3 Discretion: 4 Total: 7	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: 21/09 70 properties	28 one beds: €1,400 - €650 median €1150 20 two beds: €3,000 - €1060, Median: €1,580 11 three beds: €2145 - €1,400, Median: €1,800			
Day two: 22/09 71 properties	26 one beds: €1,400 - €650 median €1150 21 two beds: €3,000 - €1200, Median: €1,580 11 three beds: €3200 - €1,400, Median: €1,820			
Day three: 23/09 65 properties	24 one beds: €1,400 - €650 median €1150 20 two beds: €3,000 - €1350, Median: €1,590 10 three beds: €3200 - €1,400, Median: €1,890			
Total HAP	9			

Kildare (Selected Areas) Summary

- There was an average of 69 properties available to rent across Kildare (selected areas) during this study period. This is a decrease of 21 properties since the findings from the June 2020 study.
- Of the 69 properties, 9 came within a standard or discretionary HAP limit of at least one of the four household categories.
- Two properties were available for single people within the period, both requiring the discretionary HAP limit. 3 properties were available for couples within the standard rate, and an additional 4 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. Just 2 properties were available in this category within the 20% discretionary HAP limits.
- Rents in Kildare (selected areas) ranged from €650 to €1,400 for one-bedroom properties available on the dates surveyed. The median rent over three days was €1150.
- Rents in Kildare (selected areas) ranged from €1060 to €3,000 for the two-bedroom properties available. The median rent over three days was €1,580.
- Rents in Kildare (selected areas) ranged from €1,400 to €3,200 for three-bedroom properties available, with a median ranged from €1,800 to €1,890 over the three days.
- According to daft.ie, rents in Kildare increased by 2% in the year to July 2020.³¹

³¹ 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: 21/09	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%: 2 (1 in 1 child category)
Day two: 22/09	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: 23/09	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: 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: 21/09 14 properties	1 one beds: €640 3 two beds: €700 - €495, Median: €650 7 three beds: €800 - €500, Median: €650			
Day two: 22/09 14 properties	1 one beds: €640 4 two beds: €700 - €495, Median: €650 6 three beds: €725 - €500, Median: €650			
Day three: 23/09 16 properties	1 one beds: €640 3 two beds: €700 - €495, Median: €650 7 three beds: €725 - €500, Median: €650			
Total HAP	2			

Co. Leitrim Summary

- There was an average of 15 properties available to rent in Co. Leitrim over this three-day snapshot study period, a decrease of 5 properties when compared to June 2020.
- Just 2 of these properties came within a HAP rate, both within discretionary rates for the family categories.
- Therefore, there were no properties available across all four categories within the standard HAP rates, and no properties available for singles or couples within the discretionary HAP rates.
- The rent for the only one-bed available in Co. Leitrim was €640.
- Rents in Co. Leitrim ranged from €495 to €700 for the two-bedroom properties available. The median rent was €650 over the three days.
- Rents in Co. Leitrim ranged from €500 to €800 for the three-bedroom properties available. The median rent was €650 over the three days.
- According to daft.ie, rental prices in Leitrim have decreased 1.4% in the year to July 2020.³²

³² 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: 21/09	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: 22/09	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: 23/09	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: 21/09 19 (22- 3 student)	1 One beds: €850 14 Two beds: €1,350 - €897 median: €1,100 2 three beds: €1,257- €1,080.			
Day two: 22/09 20 (24- 2 student)	1 One beds: €850 15 Two beds: €1,350 - €897 median: €1,100 4 three beds: €1,450- €1,080. Median €1183			
Day three: 23/09 23 (25- 2 student)	1 One beds: €850 16 Two beds: €1,350 - €897 median: €1,100 4 three beds: €1,450- €1,080. Median €1183			
Total HAP	0			

Limerick City Centre Summary

- There was an average of 21 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a very significant 60% decrease in supply from 52 properties in June 2020.
- 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 June 2020, March 2020 or December 2019.
- The single one-bedroom property available in Limerick City Centre was priced at €850.
- Rents in Limerick City Centre ranged from €897 to €1,350 for the two-bedroom properties available. The median rent in this category was €1100 over the three days.
- Rents in Limerick City Centre ranged from €1080 to €1450 for three bed properties., with a median price ranged from €1080 to €1,183.
- According to daft.ie, rental prices for Limerick City decreased 0.7% in the year to July 2020.³³

³³ 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: 21/09	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: 22/09	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: 22/09	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: 21/09 28 (34 – 6 students).	2 one beds €800 - €600, 7 two beds: €1,500 - €1020, Median: €1200 12 three beds: €1500 - €1050, Median: €1,325			
Day two: 22/09 29 (36 – 7 students).	3 one beds €1000 - €600, median €800 9 two beds: €1,500 - €950, Median: €1300 10 three beds: €1500 - €1050, Median: €1,300			
Day three: 23/09 27 (34 – 7 students).	3 one beds €890 - €600, median €800. 6 two beds: €1,390 - €1020, Median: €1250 9 three beds: €1500 - €1050, Median: €1,325			
Total HAP	0			

Limerick City Suburbs Summary

- There was an average of 28 properties available to rent in Limerick City Suburbs over the three days of this snapshot study. This was a 33% decrease on the 42 properties available in the June study.
- There were no properties available within standard or discretionary HAP limits across the four categories.
- Rents in Limerick City Suburbs ranged from €600 to €1000 for the one-bedroom properties available. The median rent in this category was €800 over the three days.
- Rents in Limerick City Suburbs ranged from €950 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 €1050 to €1,500 for the three-bedroom properties available. The median rent in this category was €1,325 over the three days.
- According to daft.ie, rental prices for Limerick City decreased 0.7% in the year to July 2020.³⁴

³⁴ 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: 21/09	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: 22/09	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: 23/09	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: 21/09 5 properties.	0 one beds, 2 two beds- €1000- €950. 3 three beds. €1300- €1200, median €1,250.			
Day two: 22/09 3 properties.	0 one beds. 1 two beds- €1000. 3 three beds. €1250- €1200.			
Day three: 23/09 4 properties.	0 one beds, 2 two beds- €1000- €950. 2 three beds. €1250- €1200.			
Total HAP	0			

Portlaoise Summary

- There was an average of just 4 properties available to rent in Portlaoise over the September 2020 study period, 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 the June 2020, 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 four properties recorded during the period, no one bedroom properties were recorded.
- The two bedroom properties were priced between €950 and €1,000.
- The three bedroom properties were prices between €1200 and €1300, and had a median of €1250.
- According to daft.ie, rental prices increased by 4% in Laois in the year to July 2020.³⁵

³⁵ Ibid 19

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: 21/09	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: 22/09	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: 23/09	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: 21/09 16 (17 – 1 student).	6 one bed €720- €650. Median €675. 5 two beds: €800 - €700, Median: €800 5 three beds: €1,100 - €850, Median: €890			
Day two: 22/09 18 (19 – 1 student).	5 one bed €720- €650. Median €675. 6 two beds: €800 - €700, Median: €775 7 three beds: €1,100 - €800, Median: €875			
Day three: 23/09 18 (20 – 2 student).	4 one bed €720- €650. Median €675. 5 two beds: €800 - €720, Median: €800 7 three beds: €1,100 - €800, Median: €875			
Total HAP	0			

Sligo Town Summary

- There was an average of 17 properties available to rent in Sligo town over the September 2020 study period. This was a 48% decrease on the 33 properties available in June 2020.
- Of the 17 properties, there were no properties within standard or discretionary HAP limits across the four categories.
- Rents in Sligo ranged from €650 to €720 for one-bedroom properties available. The median rent over the three days was €675.
- Rents in Sligo ranged from €700 to €800 for two-bedroom properties available. The median rent over the three days ranged from €775 to €800.
- Rents in Sligo ranged from €800 to €1,100 for three-bedroom properties available. The median rent over the three days ranged from €875 to €890.
- Rents decreased in Co. Sligo by an average of 1.2% in the year to July 2020.³⁶

³⁶ 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: 21/09	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: 22/09	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: 23/09	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: 21/09 36 (53 – 17 students).	6 one beds: €800 - €590, median: €712 14 two beds: €1,100 - €750, Median: €900 6 three beds: €1200 - €950, Median: €962			
Day two: 22/09 34 (50 – 16 students).	5 one beds: €800 - €675, median: €590 13 two beds: €1,100 - €750, Median: €900 7 three beds: €1200 - €950, Median: €1000			
Day three: 23/09 32 (48 – 16 students).	4 one beds: €800 - €675, median: €727 13 two beds: €1,100 - €750, Median: €890 6 three beds: €1200 - €950, Median: €962			
Total HAP	0			

Waterford City Centre Summary

- There was an average of 34 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents a decrease of 39% from the 56 properties in the June 2020 study.
- Of those 34 properties, no properties were available within standard or discretionary HAP limits across the four household categories.
- There had been no properties available for households consisting of singles, couples or families with one child in the June 2020, March 2020, December 2019, July/August 2019, April 2019 and November 2018 reports.
- For the one-bedroom properties available, monthly rents in Waterford City Centre ranged from €590 to €800. The median rate ranged between €590 and €727 over the three days.
- For two-bedroom properties available, monthly rents in Waterford City Centre ranged from €750 to €1,100. The median rent over the three days ranged between €800 and €900.
- For three-bedroom properties available, monthly rents in Waterford City Centre ranged from €950 to €1,200. The median rent over the three days ranged from €962 to €1000.
- According to daft.ie, rental prices increased by 0.2% in Waterford City in the year to July 2020.³⁷

About Simon Communities

The Simon Communities support over 16,700 men, women and children. We have 50 years of experience providing homeless, housing and treatment services to people facing the trauma and stress of homelessness. We are a network of independent Communities based in Cork, Dublin, Dundalk, Galway, the Midlands, the Mid West, **the** North West and the South East, responding to local needs and supported by a National Office in the areas of policy, research, and communications. We share common values and ethos in tackling homelessness and, informed by our grassroots services, we campaign for more effective policies and legislation regionally, nationally and at European level. Whatever the issue, Simon's door is always open for as long as we are needed. For more information, please visit www.simon.ie.

Services include:

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

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