



Locked Out of the Market Study in March 2022

The Gap Between HAP Limits and Market Rents

Snapshot Study

March 2022

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Supported by



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Introduction

Locked Out of the Market is a snapshot study¹ undertaken every quarter over three consecutive days. This study was undertaken in March 2022 (14th, 15th and 16th). This report tracks the number of properties advertised to rent within the Department of Housing, Planning and Local Government (DHPLG) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie² for the following areas: Cork City Centre³, Cork City Suburbs, Dublin City Centre⁴, Dublin City North⁵, Dublin City South⁶, Galway City Centre⁷, Galway City suburbs, Limerick City Centre, Limerick City suburbs, Portlaoise, Kildare (selected areas)⁸, Athlone, Sligo Town⁹, Dundalk, Co. Leitrim¹⁰, and Waterford City Centre¹¹.

This is the twenty-fifth 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. It 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 discretionary rate can be 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.

Market Context

The March 2022 *Locked Out of the Market* report shows yet another stark decline in the availability of affordable properties. The report comes in the context of over two years of upheaval in the private rental market, with the Covid-19 pandemic and associated public health restrictions leading to the introduction of major change in private rental market protections such as the rent freeze, moratorium on evictions and the general "stay-at-home" order. 2022 marked the end of Covid-enforced renter protections; on January 12th, protections expired including the rent freeze and an increased 90-day notice period when ending a tenancy.

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 For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2.

⁵ For this Report, Dublin City North was defined as Dublin 3, 5, 7, 9, 11.

⁶ For this Report, Dublin City South was defined as 4, 6, 6w, 8, 10, 12, 14 and 16.

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

⁸ Areas of North Kildare include Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstown bridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

⁹ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contain properties to rent within each of the townland border (daft.ie).

¹⁰ Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

¹¹ Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

The private rental market is affected by an ongoing contraction in supply, increase in rental prices, and an overall lack of affordability. The Q4 Rental Price Report from Daft.ie¹² shows a 3% quarterly increase in rents, and a 10% increase over the entirety of 2021. The average national monthly rent now sits at €1524. Renting in the capital is of specific concern. During the pandemic, there was a drop in demand for rental properties in Dublin that slowed down the rising cost of rents. However, demand has clearly returned since then. According to the Daft report, Dublin rents rose by 4.1% in Q4 of 2021 (the largest three-month increase since early 2014). This rising cost is mirrored with a low supply, as the number of properties available to rent nationwide is down 63% from the year previous, with the lowest rental stock figure seen by Daft.ie since 2006. Again, Dublin is worst affected, with a 73% drop in rental stock.

Increasing rents and a drop in supply is reflected on a social level, as the number of people living in emergency accommodation continues to grow steadily. Since May 2021 - where there were 7991 people homeless - we have seen a worrying growing trend of homeless numbers, with 9492 now living in homeless emergency accommodation, according to figures from the Department of Housing; a 18.7% increase and only 9.7% away from peak homeless figures seen in October 2019 (10,514). The latest figures show that 6825 adults were in emergency homeless accommodation; the highest figure ever recorded.

The unstable rental market combined with a lack of availability and affordability can force households availing of HAP to take up tenancies that they cannot afford with unsustainable 'top-ups' on their monthly rent. This can result in tenancy breakdown, perpetuating a cycle of poverty, housing insecurity, and homelessness for those most vulnerable in our society.

Main Findings

Property Availability:

- In all, there were only 737 unique properties available to rent at any price within the 16 study areas over the three dates surveyed.
- 68% (502) of all unique properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South). A similar result was seen in the December's *Locked Out* report, where 72% of all properties available to rent were found in Dublin.
- There was a strong decrease in the number of properties available to rent within the standard or discretionary HAP rates. However, it is proportionate to the drop in the number of overall properties available. In December, we saw 148 properties available under HAP limits in at least one of the four household categories, representing 11% of total properties available. This snapshot study has only 80 unique properties available within either standard or discretionary HAP rates, but still represents 11% of total properties available.
- There were only 5 unique properties available within the standard HAP rates in one of the four household categories during the three-day study period.
- There were 75 additional unique properties available within the discretionary HAP limits in at least one of the four household categories during the study period. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% in other counties.

¹² https://ww1.daft.ie/report/2021-Q4-rental-daftreport.pdf?d_rd=1

- In 10 of the 16 study areas, there were no properties available to rent in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City suburbs, Galway City Centre, Kildare, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Portlaoise, and Waterford City Centre.
- There was only one property in this study affordable for single people under standard HAP rates. This was in Galway City Suburbs.

Louise

Louise and her 2-year-old daughter found themselves homeless in Limerick when their landlord passed away and the property was sold.

Louise had always held successful tenancies, but due to a rise in rents and a lack of affordable properties in the market, she found it impossible to secure a new tenancy. Louise and her daughter were then homeless and stayed in various hotels for 18 months. They are now living in MidWest Simon's Family Hub emergency accommodation and Louise is still trying to source affordable rental accommodation with her key worker. Whenever Louise and her key worker mention HAP, the landlord makes an excuse to cancel the viewing. Louise is sad about her lack of housing and feels very guilty that she is forced to raise her daughter in emergency accommodation, not knowing when or if she will find an affordable property.

Louise's story demonstrates how a chronic lack of affordable accommodation within HAP rates can perpetuate homelessness.

Household Types:

Of the 80 properties available to rent across the 16 study areas in at least one of the four household categories of HAP standard and discretionary limits, the following were available:

- Single Persons: Only 1 property was available within HAP limits for a single person. This was found in Galway City Suburbs. There was only 1 additional unique property available within discretionary HAP limits for single people.
- Couples: For Couples, there was only 1 property available within standard HAP; this was the same property available in Galway City Suburbs for single persons. An additional 15 properties were available under the discretionary HAP limits; only 1 of these occurred outside of the three Dublin areas examined.
- Couple/one parent plus one child: there were 3 unique properties available within standard HAP limits for a couple/one parent and one child. A further 45 properties of properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas.
- Couple/one parent plus two children: there were 4 properties available within standard HAP limits for a couple/one parent with two children. An additional 60 occurred within discretionary limits. Again, the majority of these occurred in Dublin. Many of the properties available for this household type were also available under couple/one parent and one child.

Analysis of Findings

March 2022 *Locked Out of the Market* report found 737 unique properties available to rent at any price within the 16 areas over the three dates surveyed.

There were 80 unique properties available under a standard or discretionary Housing Assistance Payment (HAP) limits in at least one of the four household categories, representing 11% of the total unique properties available. These 80 properties amounted to 140 instances of HAP rental properties over the course of the three days.¹³ There were just 5 unique properties affordable under a standard HAP limit in one of the four household categories. The remaining 75 properties came within discretionary HAP rates for at least one of the four household types examined.

Supply of properties within HAP limits was predominantly available in Dublin. This is not surprising given 68% (502) of all unique properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South). A similar trend was seen in the December's *Locked Out* report, where 72% of all properties available to rent were found in Dublin. Outside of Dublin, properties available to rent within HAP limits are worryingly low; 10 of the 16 study areas had no properties available to rent in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City suburbs, Galway City Centre, Kildare, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Portlaoise, and Waterford City Centre.

Of the 80 HAP properties available across the 16 areas during the study period, only one location (Galway City Suburbs) had a property (one-bedroom unit) within standard HAP limits for single people. That same property was also the only property available within standard HAP limits for a couple. There was only one additional property affordable under discretionary HAP rates for single people. The lack of affordable, one-bedroom properties is concerning given the rise in homelessness among adults.

For families with one child, there were only three properties available within standard HAP limits. For families with two children, there were four properties affordable under the local standard HAP rate, however, this included all three of the unique properties available for the family with one child, with only one additional unique property. This shows that the availability of HAP properties is not only low for each household type in itself, but there is also overlap meaning households are competing against one another for affordable homes. An additional 45 unique properties were available for one child families. Again, these 45 were also available for two-child families, plus an additional 15 unique properties.

Presented below are the findings from the Locked Out of the Market three-day snapshot study for the 14th, 15th, and 16th of March 2021. An overall picture of the 16 study areas is in Table 1, showing the average number of properties available to rent in each area. It displays the total number of properties available within HAP 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 includes the percentage change in available properties as compared to the October 2021 study period, both in terms of overall availability and HAP availability.

Table 2 gives an area breakdown of the number of properties found within standard HAP limits and the number of properties that would require a discretionary top-up in each area, across the four household categories. 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.

¹³ This is because some properties will be available to more than one household type. For example, a single bed property is suitable for both a single person and a couple.

Robert

Robert is a single man experiencing homelessness who is struggling to find and compete for affordable accommodation in his area

Robert says, “we’re at the bottom of the pile” when it comes to trying to find a place to live in private rented: “You find one that’s in your price range and there’s 6, 7 other people in front of you there and a lot of them have cash in their hand ready to go because they know how hard it is. A lot of them have parents or family that are there behind them. People in our situations don’t have a lot of that support, so we don’t have that option.”

Robert’s story demonstrates how a chronic lack of affordable supply of private rented accommodation within HAP rates creates a huge demand can impact on a person’s chances of finding a home and moving on in their lives.

Homeless HAP/Discretionary Rate top-ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out of the Market* March 2022 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.

The top-ups allow local authorities to authorise an increase in payments in cases 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, for example, 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 number of properties available within standard and discretionary HAP, across the four household categories.

Table 1: Regional Breakdown of Total Properties and Total Properties Available Within HAP and Homeless Hap Limits March 2022 compared to December 2021

LOCATION	Total Unique Properties March 2022	Total Unique Properties December 2021	% Change Total Properties	Total Unique HAP Properties March 2022	Total Unique HAP Properties December 2021	% Change HAP properties
Athlone	12	9	33%	0	0	No Change
Cork City Centre	22	61	-64%	0	2	-100%
Cork City Suburbs	23	29	-21%	0	1	-100%
Dublin City North	123	193	-36%	28	51	-45%
Dublin City South	259	455	-43%	32	31	3%
Dublin City Centre	120	331	-64%	9	36	-75%
Dundalk	24	23	4%	8	10	-20%
Galway City Suburbs	17	33	-48%	2	0	No Change
Galway City Centre	10	43	-77%	0	2	-100%
Kildare (selected areas)	72	93	-23%	0	12	-100%
Co. Leitrim	11	15	-27%	0	1	-100%
Limerick City Suburbs	14	10	40%	0	1	-100%
Limerick City Centre	9	13	-31%	0	0	No Change
Sligo town	6	11	-45%	1	0	No Change
Portlaoise	3	5	-40%	0	0	No Change
Waterford City Centre	12	25	-52%	0	1	-100%
Total:	737	1349	-45%	80	148	-46%

Table 2: Available properties to rent within HAP limits across 16 study areas in December 2021

LOCATION	Average number of properties available to rent with no min cost each day	Total unique properties available to rent with no min cost across the three days	Total HAP instances available within at least one HAP category/rate	Total unique properties within at least one HAP category/rate	Single person:	Couple:	Couple/One Parent + 1 Child:	Couple/One Parent + 2 Children:
					Total unique properties available to rent: within HAP Limits/Discretionary Limits	Total unique properties available to rent: within HAP Limits/ Discretionary Limits	Total unique properties available to rent: within HAP Limits/Discretionary Limits	Total unique properties available to rent: within HAP Limits/Discretionary Limits
Athlone	9	12	0	0	0/0	0/0	0/0	0/0
Cork City Centre	18	22	0	0	0/0	0/0	0/0	0/0
Cork City Suburbs	17	23	0	0	0/0	0/0	0/0	0/0
Dublin City North	96	123	50	28	0/0	0/4	0/2	0/2
Dublin City South	216	259	50	32	0/0	0/8	0/18	0/6
Dublin City Centre	102	120	13	9	0/0	0/2	0/4	0/3
Dundalk	17	24	19	8	0/0	0/0	3/0	1/4
Galway City Suburbs	11	17	6	2	1/0	0/0	0/1	0/0
Galway City Centre	7	10	0	0	0/0	0/0	0/0	0/0
Kildare (selected)	23	72	0	0	0/0	0/0	0/0	0/0
Co. Leitrim	9	11	0	0	0/0	0/0	0/0	0/0
Limerick City Suburbs	10	14	0	0	0/0	0/0	0/0	0/0
Limerick City Centre	7	9	0	0	0/0	0/0	0/0	0/0
Sligo town	4	6	2	1	0/1	0/0	0/0	0/0
Portlaoise	2	3	0	0	0/0	0/0	0/0	0/0
Waterford City Centre	6	12	0	0	0/0	0/0	0/0	0/0
Total:		737	140	80	1/1	0/14	3/45	1/15

Summary of Findings for Each Location

Athlone

Table 3: Athlone properties available within HAP limits

	Single Person: €450	Couple: €470	Couple/One Parent + 1 Child: €600	Couple/One Parent + 2 Children HAP: €625
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 7 ¹⁴	1 one beds: €675 2 two beds: €1200-€1450, Median: €1,325 3 three beds: €950-€2000, Median: €1500			
Day two: 9 (4 unique)	1 one beds: €675 4 two beds: €1000-€1600, Median: €1225 2 three beds: €950-1500 Median:€1225			
Day three: 11 (2 unique)	2 one beds: €675-€1050, Median: €862.50 4 two beds: €1000-€1600, Median: €1225 3 three beds: €950-€1500, Median: €1400			
Total unique HAP	0			

Athlone Summary

- There was an average of nine properties to rent in Athlone each day during this study period.
- There were no properties available within any of the HAP categories in Athlone.
- There was only one one-bed property available during the study period with a monthly rent of €675.
- Rents ranged from €1,000-1600 across the three days for two-bedroom properties
- Rents ranged from €950- €2000 for three-bedroom properties.

¹⁴ Totals here also includes properties available with four or more bedrooms that were available at the time of the study, but not necessary for inclusion of the report.

Cork City Centre

Table 4: Cork City Centre properties available within HAP limits

	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 19	5 one beds: €900-€1625, Median €1300 7 two beds: €1250-€2200, Median €1529 4 three beds: €1954-€4000, Median €2973.50			
Day two: 17	5 one beds: €900-€1652, Median: €1201 6 two beds: €1345-€2200, Median €1825 4 three beds: €1201-€4000, Median €2500			
Day three: 18	5 one beds: €900-€1652, Median: €1201 5 two beds: €1345-€2200, Median €1850 4 three beds: €1734-€4000, Median €2973.50			
Total unique HAP	0			

Cork City Centre Summary

- There was an average of 18 properties to rent in Cork City Centre each day over the course of the study period. This is a 43% decrease in the number of properties available in the December 2021 study, where there was an average of 42 properties available each day.
- There were no properties available to rent within standard or discretionary HAP limits across the four household categories examined.
- Monthly rents in Cork City Centre ranged from €900-€1625 for one-bedroom properties available.
- Monthly rents in Cork City Centre ranged from €1250-€2200 for two-bedroom properties available over the three-day study period.
- Monthly rents in Cork City Centre ranged from €1201-€4,000 for three-bedroom properties.
- According to daft.ie, average rents in Cork City rose 6.3% in the year 2021

Cork City Suburbs

Table 5: Cork City Suburbs properties available within HAP limits

	Single Person:	Couple:	Couple/ One Parent + 1 Child:	Couple/One Parent + 2 Children: €925
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 16	2 one beds: €892-€1300, Median: €1096 9 two beds: €1300-€2088, Median: €1563 3 three beds: €1532-€2000, Median: €1800			
Day two: 18	1 one beds: €892 10 two beds: €1300-€2088, Median: €1564 4 three beds: €1532-€2100, Median: €1900			
Day three: 18	1 one beds: €892 9 two beds: €1300-€1750, Median: €1516 4 three beds: €1532-€2100, Median: €1850			
Total unique HAP	0			

Cork City Suburbs Summary

- There was an average of 17 properties available to rent in Cork City Suburbs over the course of the study period. This is down 4 from the 21 available in December 2021.
- There were no HAP properties within the standard HAP or discretionary limits across the four household categories. This is down from 1 property available in December 2021.
- There were only four one-bedroom rental opportunities available over the three-day study period, with rents ranging between €892-€1300.
- Rent for two-bedroom properties ranged from €1300-2088.
- Rent for three-bedroom properties ranged from €1,532-€2100 in Cork City Suburbs.
- According to daft.ie, average rents in Cork County rose 9.9% in the year 2021.

Dublin City North

Table 7: Dublin City North¹⁵ properties available within HAP

	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 14.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 2	Standard Rate: 0 Homeless HAP (50%): 17	Standard Rate: 0 Homeless HAP (50%): 18 (17 included in one child category)
Day two new properties: 15.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 1	Standard Rate: 0 Homeless HAP (50%): 5	Standard Rate: 0 Homeless HAP (50%): 6 (5 included in one child category)
Day three new properties: 16.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 1	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 4 Total: 4	Standard Rate: 0 Homeless HAP: 11 Total: 11	Standard Rate: 0 Homeless HAP: 24 Total: 24
Total number of properties available to rent in region each day (no cost limits)				
Day one: 98 (132 including 25 students and 9 studios)	24 one beds: €1200-€2250, Median: €1650 40 two beds: €1450-€2600, Median: €2000 24 three beds: €1525-€3300, Median: €2522.50			
Day two: 97 (130 including 24 students and 9 studios)	26 one beds: €1000-€2250, Median: €1650 38 two beds: €1450-€2600, Median: €2000 24 Three beds: €1525-€3300, Median: €2522.50			
Day three: 94 (126 including 24 students and 8 studios)	28 one beds: €1000-€2250, Median: €1647.50 35 two beds: €1450-€2400, Median: €2000 23 three beds: €2500-€3200, Median: €2650			
Total unique HAP	28			

Dublin City North Summary

- There was an average of 96 properties available to rent each day in Dublin City North during the study period.
- Across the three days, there were 28 unique HAP rental opportunities available under the discretionary rate. There were no properties available within the standard HAP rate for any of the four household types.
- No properties were suitable for single people accessing HAP, while only four were available for couples.
- For households with one children, there were 22 unique Homeless HAP rental opportunities across the three days.
- Although there were 24 Homeless HAP rental opportunities for families with two children, 22 of these were also available for families with one child, meaning there were only 2 unique properties to note.
- Rents in Dublin City North ranges from €1000-€2250 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1450-€2600 during the study period,
- For three-bedroom properties, rents ranged from €1525-€3200
- According to daft.ie, average rents in Dublin City North rose 9.8% in the year 2021.

¹⁵ Dublin 3, Dublin 5, Dublin 7, Dublin 9, Dublin 11

Dublin City South

Table 8: Dublin City South¹⁶ 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: 14.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 3	Standard Rate: 0 Homeless HAP (50%): 11	Standard Rate: 0 Homeless HAP (50%): 16 (11 included in one child category)
Day two new properties: 15.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 5 unique	Standard Rate: 0 Homeless HAP (50%): 5	Standard Rate: 0 Homeless HAP (50%): 5 (5 included in one child category)
Day three new properties: 16.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 2	Standard Rate: 0 Homeless HAP (50%): 3 (2 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 8 Total: 8	Standard Rate: 0 Homeless HAP: 18 Total: 18	Standard Rate: 0 Homeless HAP: 24 Total: 24
Total number of properties available to rent in region each day (no cost limits)				
Day one: 215 (264 including 33 students and 16 studios)	58 one beds: €1000-€5500, Median: €1835 92 two beds: €1500-€6500, Median: €2464.50 43 three beds: €1845-€8500, Median: €3150			
Day two: 281 (224 including 33 students and 17 studios)	61 one beds: €1000-€5500, Median: €1790 93 two beds: €1440-€6500, Median: €2300 41 three beds: €2000-€8500, Median: €3200			
Day three: 209 (257 including 33 students and 27 studios)	59 one beds: €1000-€5500, Median: €1800 84 two beds: €1500-€6500, Median: €2300 39 three beds: €2000-€8500, Median: €3000			
Total unique HAP	32			

Dublin City South Summary

- There was an average of 216 properties available to rent in Dublin City South each day over the study period.
- There were no properties available to rent under standard HAP rates for any of the households in this study period.
- Within the discretionary rate, there were 32 unique HAP properties available across the three days.
- No properties were available for single people under the standard or discretionary HAP rate.
- For couples, there were 8 properties available under the discretionary HAP limits.
- For households with one child, there were 18 unique properties available under the discretionary HAP limits.
- For households with two children, there were an additional 6 unique properties available under discretionary HAP limits.
- Rents in Dublin City South ranged from €1000-€5500 for one-bedroom properties available.
- For two-bedroom properties, rents ranged from €1440-€6500.
- For three-bedroom properties, rents ranged from €1845-8500.
- According to daft.ie, average rents in Dublin City South rose 8.3% in the year 2021.

¹⁶ Dublin 4, Dublin 6, Dublin 6W, Dublin 8, Dublin 10, Dublin 12, Dublin 14, Dublin 16

Dublin City Centre

Table 6: Dublin City Centre¹⁷ 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: 14.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 2	Standard Rate: 0 Homeless HAP (50%): 4	Standard Rate: 0 Homeless HAP (50%): 6 (4 included in one child category)
Day two new properties: 15.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 1
Day three new properties: 16.03.22	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0	Standard Rate: 0 Homeless HAP (50%): 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 2 Total: 2	Standard Rate: 0 Homeless HAP: 4 Total: 4	Standard Rate: 0 Homeless HAP: 7 Total: 7
Total number of properties available to rent in region each day (no cost limits)				
Day one: 95 (106 including 4 students and 7 studios)	one beds: €1300-€4950, Median: €2000 two beds: €1776-€15000, Median: €3200 three beds: €2346-€5500, Median: €2962.50			
Day two: 104 (114 including 4 students and 6 studios)	one beds: €1352-€4950, Median: €2000 two beds: €1776-€15000, Median: €2895 three beds: €3500-€5500, Median: €4100			
Day three: 109 (120 including 4 students and 7 studios)	one beds: €1300-€4950, Median: €1835 two beds: €1776-€15000, Median: €2950 three beds: €3200-€5500, Median: €3925			
Total unique HAP	9			

Dublin City Centre Summary

- There was an average of 103 properties available to rent each day in Dublin City Centre over the study period.
- There were no properties available within standard HAP limits in Dublin City Centre in this study period; this is the case now for each *Locked Out* report in 2020, 2021, and 2022 to date.
- There were only 9 properties available to rent under discretionary HAP rates.
- There were no HAP properties available for single people, and only two for couples within the discretionary rate.
- There were four unique properties available to rent within homeless HAP rates for households with 1 child.
- For households with 2 children, seven properties were available. However, four of these were also available for 1 child households.
- Rents in Dublin City Centre ranged from €1300-€4950 for one-bedroom properties.
- For two bedroom properties, rents ranged from €1776-€15000.
- Rents for three bedroom properties ranged from €2346-€5500
- According to daft.ie, average rents in Dublin City Centre increased by 7.3% in the year 2021.

¹⁷ Dublin 1, Dublin 2

Dundalk

Table 9: Dundalk properties available within HAP limits

	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €975	Couple/One Parent + 2 Children: €1,050
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 1 Discretion 20%: 2 (2 included in other categories)	Standard Rate: 2 (1 included in one child category unique) Discretion 20%: 6 (2 included in other categories)
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 2 Discretion 20%: 2 (2 included in standard category)	Standard Rate: 2 (2 included in other categories) Discretion 20%: 2 (2 included in other categories)
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 3 Homeless HAP: 4 Total: 7	Standard Rate: 4 Homeless HAP: 8 Total: 12
Total number of properties available to rent in region each day (no cost limits)				
Day one: 18	1 one beds: €1000 9 two beds: €950-€1600, Median: €1200 8 three beds: €1255-€1750, Median: €1440			
Day two: 18	1 one beds: €1000 10 two beds: €563.33-€1600, Median: €1200 6 three beds: €1255-€1690, Median: €1440			
Day three: 16	1 one beds: €1000 9 two beds: €536.33-€1600, Median: €1200 5 three beds: €1255-€1750, Median: €1450			
Total unique HAP	8			

Dundalk Summary

- There was an average of 17 properties available to rent in Dundalk each day during this study period.
- There were a total of 8 unique HAP properties available over the three study days.
- In total, there were four properties available within standard HAP rates, and an additional four unique properties within discretionary HAP rates.
- There were no properties available for single people or couples within HAP rates.
- The only one-bedroom property available had a monthly rent of €1000.
- Rent in Dundalk ranged from €950-€1600 for two-bedroom properties
- Rents ranged between €1255-€1750 for properties with three bedrooms.
- According to daft.ie, average rents in Co. Louth increased by 8.3% in the year 2021.

Galway City Suburbs

Table 11: Galway City Suburbs properties available within HAP limits

	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 1	Standard Rate: 0 Discretion 20%: 1 (1 included in one child category)
Day two new properties: 15.03.22	Standard Rate: 1 Discretion 20%: 1 (1 included under standard rate)	Standard Rate: 1 (1 included in single person category) Discretion 20%: 1 (1 included under standard rate)	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 1 Homeless HAP: 1 Total: 2	Standard Rate: 1 Homeless HAP: 1 Total: 2	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 1 Total: 1
Total number of properties available to rent in region each day (no cost limits)				
Day one: 11	0 one beds: 3 two beds: €970-€3000, Median: €1345 3 three beds: €1750-€1900, Median: €1800			
Day two: 13	1 one beds: €450 3 two beds: €970-€3000, Median: €1345 3 three beds: €1750-€1900, Median: €1800			
Day three: 10	0 one beds: 2 two beds: €1500-€3000, Median: €2250 2 three beds: €1800-€1900, Median: €1850			
Total unique HAP	2			

Galway City Suburbs Summary

- There was an average of 11 properties available to rent each day over the course of this snapshot study in Galway City Suburbs.
- During the study, there was only 2 properties affordable under HAP rates.
- One property was affordable under the standard HAP rates for a single person. This is the only property available for a single person in this *Locked Out* study. The same property was available under standard HAP limits for couples.
- The second HAP suitable property fell within discretionary HAP rates both for households with one and two children.
- There was only one one-bedroom property available for €450 a month. This property was unavailable within 24 hours.
- Rents ranged from €950-€3000 for two-bedroom properties.
- For three-bedroom properties, rents ranged from €1750-€1,900 per month over the study period.
- According to daft.ie, average rents in Galway County rose 19% in the year 2021.

Galway City Centre

Table 10: Galway City Centre properties available within HAP limits

	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 5	1 one beds: €1430 1 two beds: €1770 2 three beds: €2440-€2875, Median: €2657.50			
Day two: 9	1 one beds: €1430 4 two beds: €1321.66-€2850, Median: €1735 2 three beds: €2440-€2875, Median: €2657.50			
Day three: 7	0 one beds: 3 two beds: €1321.66-€1770, Median: €1700 2 three beds: €2440-€2875, Median: €2657.50			
Total unique HAP	0			

Galway City Centre Summary

- There was an average 7 of properties available to rent each day in Galway City Centre over the course of this snapshot study.
- There were no properties affordable under the standard or discretionary HAP rate for any of the four households examined.
- There was only one one-bedroom property available to rent during the study period for €1430 a month.
- Rents ranged from €321.66-€2850 for two-bedroom properties.
- For three-beds, rent in Galway City Centre ranged from €2440-€2875.
- According to daft.ie, average rents in Galway City rose 8.8% in the year 2021

Kildare

Table 12: Kildare (Selected Areas)¹⁸ properties available within HAP limits

	Single Person: €575	Couple: €750	Couple/ One Parent + 1 Child: €975	Couple/One Parent + 2 Children: €1,050
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 22	5 one beds: €975-€1400, Median: €1000 10 two beds: €1279-€3000, Median: €1587 4 three beds: €2100-€2400, Median: €2217			
Day two: 25	5 one beds: €975-€1400, Median: €1000 11 two beds: €1279-€3000, Median: €1526 5 three beds: €1900-€2400, Median: €2184			
Day three: 23	4 one beds: €993-€1400, Median: €1050 11 two beds: €1279-€3000, Median: €1648 6 three beds: €1900-€2773, Median: €2192			
Total unique HAP	0			

Kildare Summary

- There was an average of 23 properties available to rent in Kildare (selected areas) during this study period.
- There were no properties that fell within a standard or discretionary HAP limit for any of four household categories examined.
- Rents ranged from €975-€1400 for one-bedroom properties available on the dates surveyed.
- Rents ranged from €1279-€3000 for two-bedroom properties.
- Rents ranged from €1900-€2773 for three-bedroom properties
- According to daft.ie, average rents in Kildare rose 8.9% in the year 2021.

¹⁸ Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, The Curragh.

Co. Leitrim

Table 13: Co. Leitrim properties available within HAP limits

	Single Person: €340	Couple: €370	Couple/ One Parent + 1 Child: €450	Couple/One Parent + 2 Children: €475
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 11	2 one beds: €600-€1000, Median: €800 4 two beds: €875-€1000, Median: €895 3 three beds: €800-€1000, Median: €825			
Day two: 9	2 one beds: €600-€1000, Median: €800 3 two beds: €875-€1000, Median: €890 3 three beds: €600-€1000, Median: €825			
Day three: 8	2 one beds: €600-€1000, Median: €800 2 two beds: €875-€1000, Median: €973.50 3 three beds: €800-€1000, Median: €825			
Total unique HAP	0			

Co. Leitrim Summary

- There was an average of 9 properties available to rent each day over the course of this snapshot study in Co. Leitrim.
- There were no properties that fell within a standard or discretionary HAP limit for any of four household categories examined.
- Rents for one-bedroom properties ranged from €600-€1000
- Rents ranged from €875-€1000 for two-bedroom properties.
- For three-bedroom properties rents ranged from €800-€1000.
- According to daft.ie, average rents in Leitrim rose by 24.8% in the year 2021.

Limerick City Suburbs

Table 15: Limerick City Suburbs properties available within HAP limits

	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 10	0 one beds: 5 two beds: €1200-€1550, Median: €1298 2 three beds: €1600-€1800, Median: €1700			
Day two: 9	0 one beds: 4 two beds: €1250-€1550, Median: €1299 2 three beds: €1600-€1800, Median: €1700			
Day three: 10	0 one beds: 4 two beds: €1250-€1500, Median: €1299 1 three beds: €1400			
Total unique HAP	0			

Limerick City Suburbs Summary

- There was an average of 10 properties available to rent in Limerick City Suburbs each day over the course of this study.
- There were no properties that fell within a standard or discretionary HAP limit for any of four household categories examined.
- There were no one-bedroom properties available to rent over the study period in Limerick City Suburbs.
- Rents range from €1200-€1550 for two-bedroom properties.
- For three-bedroom properties, rents ranged from €1400-€1800.
- According to daft.ie, average rents in Limerick County rose 10.8% in the year 2021

Limerick City Centre

Table 14: Limerick City Centre properties available within HAP limits

	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 9	3 one beds: €1050-€2000, Median: €1110 5 two beds: €1200-€2400, Median: €1200 0 three beds:			
Day two: 9	3 one beds: €1050-€2000, Median: €1110 5 two beds: €1200-€2400, Median: €1200 0 three beds:			
Day three 3	1 one beds: €2000 2 two beds: €1200-€2400, Median: €1250 0 three beds:			
Total unique HAP	0			

Limerick City Centre Summary

- There was an average of 7 properties available to rent in Limerick City Centre over the course of this study.
- There were no properties available to rent for any of the four household types under standard or discretionary HAP rates.
- Rents for one-bedroom properties ranged between €1050-€2,000
- Rents ranged between €1200-€2400 for two-bedroom properties
- There were no three-bed properties available to rent over the course of this study.
- According to daft.ie, average rents in Limerick City rose 10.3% in the year 2021.

Portlaoise

Table 16: Portlaoise- properties available within HAP limits

	Single Person: €420	Couple: €433	Couple/ One Parent + 1 Child: €580	Couple/One Parent + 2 Children: €610
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 1	0 one beds: 1 two beds: €938 0 three beds:			
Day two: 1	0 one beds: 1 two beds: €938 0 three beds:			
Day three 3	1 one beds: €800 1 two beds: €938 1 three beds: €1500			
Total unique HAP	0			

Portlaoise Summary

- There was an average of 2 properties available to rent in Portlaoise over the course of this study period.
- There were no HAP properties available to rent.
- There was only one of each property type available to rent during the study; one one-bedroom for €800, one two-bedroom for €938, and one three-bedroom for €1500 a month.
- According to daft.ie, average rents in Co. Loais rose 11.3% in the year 2021.

Sligo Town

Table 17: Sligo Town properties available within HAP limits

	Single Person: €460	Couple: €490	Couple/ One Parent + 1 Child: €550	Couple/One Parent + 2 Children: €575
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 1	Standard Rate: 0 Discretion 20%: 1 (1 included in day 1)	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 5	1 one beds: €520 2 two beds: €780-€1000, Median: €890 1 three beds: €1200			
Day two: 6	1 one beds: €520 3 two beds: €780-€1000, Median: €1000 1 three beds: €1200			
Day three: 2	0 one beds: 1 two beds: €1000 1 three beds: €1200			
Total unique HAP	1			

Sligo Town Summary

- There was an average of 4 properties available to rent in Sligo Town.
- There was one property affordable under HAP. This property fell within discretionary HAP rates for both single people and couples.
- There was only one one-bedroom property available, which cost €520 per month.
- Rents ranged from €780 to €1000 for two-bed properties.
- There were only one three-bedroom property available to rent over the course of the study, with a monthly rent of €1200.
- According to daft.ie, average rents in Sligo County rose 19.5% in the year 2021

Waterford City Centre

Table 28: Waterford City Centre properties available within HAP limits

	Single Person: €430	Couple: €450	Couple/ One Parent + 1 Child: €550	Couple/One Parent + 2 Children: €575
Day one: 14.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 15.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day three new properties: 16.03.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 7	2 one beds: €866.66-€875, Median: €870.83 2 two beds: €900-€900, Median: €900 2 three beds: €1000-€1500, Median: €1250			
Day two: 6	3 one beds: €675-€875, Median: €866.66 2 two beds: €900-€1050, Median: €975 1 three beds: €1500			
Day three 4	2 one beds: €866.66-€875, Median: €870.83 1 two beds: €900 1 three beds: €1500			
Total unique HAP	0			

Waterford City Centre Summary

- There was an average of 6 properties available to rent in Waterford City Centre each day over this snapshot study.
- There were no properties available to rent under standard or discretionary HAP rates for any household type.
- Rent for one-bedroom properties ranged from €675-€875.
- Rent ranged between €900-€1050 for two-bedroom properties.
- For three-bedroom properties, rent ranged between €1000-€1500 in Waterford City Centre.
- According to daft.ie, average rents in Waterford City rose 11.3% in the year 2021

About Simon Communities of Ireland

The Simon Communities support over 24,000 men, women, and children. We have 50 years of experience providing homeless, housing and treatment services to people facing the trauma and stress of homelessness. We are a network of independent Communities based in Cork, Dublin, Dundalk, Galway, the Midlands, the Mid West, the Northwest 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 centers and soup runs.

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