



Locked Out of the Market Study in June 2022

The Gap Between HAP Limits and Market Rents

Snapshot Study

June 2022

Simon Communities of Ireland

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 June 2022 (13th, 14th, and 15th). 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-sixth 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.

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)

Market Context

The June 2022 *Locked Out of the Market* report shows another stark decline in the availability of affordable properties. The report comes in the context of a private rental market affected by a documented ongoing contraction in supply, increase in rental prices, and an overall lack of affordability.

The 2022 Q1 Rental Price Report from Daft.ie¹² shows an annual increase of 11.7% in rent prices across the country from Q1 2021. The average national monthly rent now sits at €1567. During the Covid-19 pandemic, we witnessed a 4% drop in rental prices in Dublin as demand for properties fell. Demand has since returned and prices again are on the rise. While there are continual increases in rents in our urban centers, rental prices in rural areas are rising quickly. According to the latest Daft.ie report, the smallest rise in rents was seen in parts of the Capital, with Dublin 20 increasing by 5.6% year-on-year. By comparison, the largest increase was seen in Co. Leitrim, where rents rose a massive 24.8% year-on-year. Rising rents in rural areas is an ongoing rental market trend. Many areas - such as Leitrim - are not protected as a Rent Pressure Zone.

Increases in rents are twinned by an ongoing contraction of supply. The Q1 2022 rental report from Daft.ie found only 851 homes available to rent; a drastic drop from the 24,000 properties available in 2010. Latest stock numbers are down three quarters from that available in Q1 2021 and we are again seeing the lowest rental stock figure since 2006 when records began by Daft.ie.

Unaffordable rents and a low supply is reflected on a societal level, as the number of people living in emergency accommodation continues to grow steadily. 10,325 people were recorded to be living in emergency homeless accommodation in the latest figures released by the Department of Housing. This is a 29% (2334) year-on-year increase in the number of people experiencing homelessness. We are gradually moving closer to peak homeless figures seen in October 2019 (10,514). Latest figures show a record high numbers in homelessness for:

- adults (7297)
- Single Adults (5054)
- adult men (4587)
- 25-44 year olds (3908)
- and 45-65 year olds (1996)

An 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 low-income families and individuals.

¹² https://ww1.daft.ie/report/2022-Q1-rentalprice-daftreport.pdf?d_rd=1

Main Findings

Property Availability:

- The number of properties available to rent is dropping. In all, there were only 657 properties available to rent at any price within the 16 study areas over the three dates surveyed. This represents a 70% drop in the number of properties available year-on-year.
- 69% (456) 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).
- Only 37 properties were affordable under HAP limits across the four household types. This represents a drop in availability of HAP properties and also a drop in the proportion of HAP properties within the market; indicative of a housing system failing to support the most vulnerable households:
 - Only 5.6% of properties were affordable under HAP; down from 11% in previous *Locked Out* studies.
 - Over a 50% drop in the number of properties available in January 2022 (80) and a drastic 869 less than the 906 HAP properties available in June 2021.
- There were only two properties available within the standard HAP rates during the three-day study period across the four household types.
- Yet again, the majority of properties - and HAP properties were found in Dublin: 27 of 37 HAP properties were available in the Capital (73%). In Dublin the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 20% elsewhere in the country.
- In nine of the 16 study areas, there were no properties available to rent in any household category within standard or discretionary HAP limits. These were Cork City Centre, Dublin City Centre, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

Shane

Shane speaks about the challenge of trying to secure private rented accommodation while stuck in emergency accommodation, and how housing would enable him to progress his life:

"It's very hard these days trying to get rented accommodation. There's a backlog of people looking and there's a lot of people that can pay more than you. I feel like it's going to take a while. It's just the waiting, it's a struggle. I'd like to get my own flat in a quiet place. I'd like to be able to stand on my own two feet. It would mean a lot to me. Once you've your own home you can get a job, get on with your life. It would be a burden off my shoulders."

Shane's story demonstrates how a chronic lack of affordable accommodation within the private rented sector impacts people's ability to find a home and move on with their lives.

Household Types:

Of the 37 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 one property found in Athlone was available within HAP limits for single people. Another property was found in Waterford City Centre within the discretionary HAP limits for single people.
- Couples: For Couples, there was only two properties available within standard HAP; one of which was the same property available for single persons. 15 properties were available under discretionary limits for couples; only four of these were found outside of the three Dublin areas examined.
- Couple/one parent plus one child: There were no properties available within standard HAP limits for families with one child, and only 12 properties available within discretionary limits. No properties were available for this group outside of Dublin with HAP limits.
- Couple/one parent plus two children: There was a total of 20 properties available to rent for households with two children under discretionary HAP rates; 12 of these overlapped with the properties available to one-child families. No properties were available under standard rates.

Analysis of Findings

June 2022 *Locked Out of the Market* report found 657 properties available to rent at any price within the 16 areas over the three dates surveyed.

Locked Out of the Market, June 2022, shows both a drop in the number of Housing Assistance Payment (HAP) properties available and a drop in the proportion of HAP properties available to rent. In March 2022 and December 2021, *Locked Out* found that 11% of properties were affordable under HAP. The June 2022 report, however, found only 37 unique properties available under a standard or discretionary HAP limits in at least one of the four household categories, representing only 5.6% of total properties available.

Of the 37 properties, only two were affordable under a standard HAP limit. The remaining 35 fell under discretionary rates. As seen in many recent *Locked Out* reports, the supply of properties within HAP limits was predominantly available in Dublin; 27 of the total 37 HAP properties were found in the three Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South). This is not surprising given the discretionary HAP limit extends to 50% in Dublin, while the rest of the country is limited to only 20%.

Outside of Dublin, HAP properties available to rent within are worryingly low; nine of the 16 areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Cork City Centre, Dublin City Centre, Galway City Centre, Galway City Suburbs, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

In this report, we have also taken account of the recent announcement by the Minister for Housing, Local Government and Heritage to increase the discretionary rate to 35% for areas outside Dublin. In collecting data for this report, properties that fell within a 35% and a 50% discretionary limit outside of Dublin were additionally noted. If the 35% discretionary rate had been introduced at the time of this study, only an additional five HAP properties would have been available.¹³ Increasing the discretionary rate to 50%, however, would make a slightly more notable 19 properties available in Local Authority areas outside Dublin; this would nearly triple the 10 currently available.

¹³ See table 3

The Minister also announced plans to increase the single adult HAP rate to match the couple's rate. If this measure were introduced at the time of this study, singles and couples would have 17 properties available to them. At the current rates, only one location (Athlone) had a property (one-bedroom unit) within standard HAP limits for single people. That same property was also the only one-of-two properties available within standard HAP limits for a couple. The lack of affordable, one-bedroom properties is concerning given the rise in homelessness among adults. In March 2022, the Department of Housing reported the highest number of single people in homelessness on record at 5,143.

For families with one and two children, there were no properties available within standard HAP limits. Only 12 properties were available under discretionary limits for households with one child. A further eight were available for families with two children, under the discretionary HAP rate.

Nora

Nora and her two teenage daughters had been renting privately for 10 years when the landlord gave notice to quit as he was selling the property.

Nora's family found themselves priced out of the rental market and unable to find accommodation. Nora was approved for HAP, but she was unable to find affordable private rental accommodation in the Limerick area due to lack of supply.

The family then had no choice but to present as homeless and were provided emergency accommodation in hotels. The family felt a lack of security living in hotels as they would be moved on a weekly basis. Nora and her daughters found this constant moving evoked constant worry and anxiety. Living in hotel accommodation affected the family's social interactions as they could not have any family and friends over to visit. Nora's daughters also expressed a sense of shame and social isolation due to the fact that they were housed in hotel accommodation.

The family expressed a sense of relief when they moved into Mid West Simon Family Hub after nine months living in hotel accommodation in Limerick City. Nora and her family are still trying to find rental accommodation.

Nora's story shows how a chronic lack of affordable supply of private rented accommodation within HAP rates perpetuates homelessness for families in Ireland.

Presented below are the findings from the *Locked Out of the Market* three-day snapshot study for the 13th, 14th, and 15th, of June 2022. Table 1 provides an overall picture of the 16 study areas, showing the total number of properties available to rent in each area as well as the total HAP properties with a comparison to results found in the previous *Locked Out* report (March 2022).

Table 2 gives a more in-depth breakdown of HAP property availability within each of the 16 areas examined 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.

Table 3 provides a breakdown of properties available under current HAP rates and the 35% discretionary rate outside of Dublin due to be implemented by the Minister.

Tables 4-19 provide a more detailed summary of properties available in each of the 16 areas, both in terms of HAP properties and in terms of properties available to rent at any price.

Homeless HAP/Discretionary Rate top-ups

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

LOCATION	Total Unique Properties June 2022	Total Unique Properties March 2022	% Change Total Properties	Total Unique HAP Properties June 2022	Total Unique HAP Properties March 2022	% Change HAP properties
Athlone	4	12	-67%	1	0	** ¹⁴
Cork City Centre	38	22	73%	0	0	**
Cork City Suburbs	25	23	9%	1	0	**
Dublin City North	130	123	6%	16	28	-43%
Dublin City South	241	259	-7%	11	32	-66%
Dublin City Centre	85	120	-29%	0	9	-100%
Dundalk	13	24	-46%	3	8	-63%
Galway City Suburbs	20	17	18%	0	2	-100%
Galway City Centre	10	10	10%	0	0	**
Kildare	24	72	-67%	4	0	**
Co Leitrim	16	11	45%	0	0	**
Limerick City Suburbs	12	14	-14%	0	0	**
Limerick City Centre	10	9	11%	0	0	**
Sligo Town	3	6	-50%	0	1	-100%
Portlaoise	0	3	-100%	0	0	**
Waterford City Centre	26	12	117%	1	0	**
Total	657	737	-11%	37	80	-54%

¹⁴ ** This is an increase from 0 recorded in the previous study, so percentage calculation not possible.

Table 2: Available properties to rent within HAP limits across 16 study areas in June 2022

LOCATION	Average number of properties available to rent with no min cost each day	Total properties within at least one HAP category/ rate	Single person: properties available to rent within; HAP Limits/Discretionary Limit	Couple: properties available to rent within; HAP Limits/Discretionary Limit	Couple/One Parent + 1 Child: properties available to rent within; HAP Limits/Discretionary Limit	Couple/One Parent + 2 Children: properties available to rent within; HAP Limits/Discretionary Limit
Athlone	3	1	1/1	1/1	0/0	0/0
Cork City Centre	17	0	0/0	0/0	0/0	0/0
Cork City Suburbs	13	1	0/0	0/1	0/0	0/0
Dublin City North	74	16	0/1	1/6	0/8	0/10
Dublin City South	143	11	0/0	0/6	0/4	0/5
Dublin City Centre	50	0	0/0	0/0	0/0	0/0
Dundalk	9	3	0/0	0/0	0/0	0/3
Galway City Suburbs	17	0	0/0	0/0	0/0	0/0
Galway City Centre	7	0	0/0	0/0	0/0	0/0
Kildare (selected)	19	4	0/0	0/2	0/0	0/2
Co. Leitrim	12	0	0/0	0/0	0/0	0/0
Limerick City Suburbs	8	0	0/0	0/0	0/0	0/0
Limerick City Centre	8	0	0/0	0/0	0/0	0/0
Sligo town	0	0	0/0	0/0	0/0	0/0
Portlaoise	0	0	0/0	0/0	0/0	0/0
Waterford City Centre	16	1	0/0	0/1	0/0	0/0
Total:		37	1/2	2/17	0/12	0/20

Table 3: Additional properties to rent within a 35% discretionary HAP limit in areas outside Dublin

Locations	Total Properties available within Standard HAP rates	Total HAP properties within current discretionary rates (discretionary rate is 50% in Dublin and 20% outside Dublin)	Total additional HAP Properties over the three days if discretionary rate was increased to 35% outside Dublin
Athlone	1	0	0
Cork City Centre	0	0	0
Cork City Suburbs	0	1	0
Dublin City North*	1	15	N/A
Dublin City South*	0	11	N/A
Dublin City Centre*	0	0	N/A
Dundalk	0	3	2
Galway City Suburbs	0	0	0
Galway City Centre	0	0	0
Kildare	0	4	3
Co Leitrim	0	0	0
Limerick City Suburbs	0	0	0
Limerick City Centre	0	0	0
Sligo Town	0	0	0
Portlaoise	0	0	0
Waterford City Centre	0	1	0
Total	2	35	5

Summary of Findings for Each Location

Athlone

Table 4: 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: 13.06.22	Standard Rate: 1 Discretion 20%: 0	Standard Rate: 1 (included in single category) Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 14.06.22	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: 15.06.22	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: 0 Total: 0	Standard Rate: 1 Homeless HAP: 0 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: 3 ¹⁵ (4 including students & studios)	2 one beds: €433.33-€1000, Median: €716.66 0 two beds 0 three beds			
Day two: 3 (4 including students & studios) (0 unique) ¹⁶	2 one beds: €433.33-€1000, Median: €716.66 0 two beds 0 three beds			
Day three: 2 (3 including students & studios) (0 unique)	1 one beds: €1000, Median: €1000 0 two beds 0 three beds			
Total unique HAP	1			

Athlone Summary

- There was an average of three properties to rent in Athlone each day during this study period.
- There was only one property available within HAP rates in Athlone, suitable for single people or a couple under both standard and discretionary rates.
- There were no two or three bed properties available In Athlone during this study period.
- Rents ranged from €433.33 - €1,000 across the three days for one-bedroom properties

¹⁵ Totals 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.

¹⁶ Properties not available on day 1

Cork City Centre

Table 5: 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: 13.06.22	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: 14.06.22	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: 15.06.22	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 (37 including students & studios)	5 one beds: €1000-€1950, Median: €1100 5 two beds: €1272-€2700, Median: €1352 4 three beds: €1600-€2400, Median: €1950			
Day two: 17 (35 including students & studios) (1 unique)	4 one beds: €1100-€1950, Median: €1355 4 two beds: €1342-€2700, Median: €1500 3 three beds: €1600-€2400, Median: €2300			
Day three: 15 (33 including students & studios) (0 unique)	4 one beds: €1100-€1950, Median: €1355 4 two beds: €1342-€2700, Median: €1500 3 three beds: €1600-€2400, Median: €2300			
Total unique HAP	0			

Cork City Centre Summary

- There was an average of 17 properties to rent in Cork City Centre each day over the course of the study period.
- 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 €1000-€1950 for one-bedroom properties available.
- Monthly rents in Cork City Centre ranged from €1272-€2700 for two-bedroom properties available over the three-day study period.
- Monthly rents in Cork City Centre ranged from €1600-€2400 for three-bedroom properties.
- According to daft.ie, average rents in Cork City rose 10.2% in the last year to €1607.¹⁷

¹⁷ https://ww1.daft.ie/report/2022-Q1-rentalprice-daftreport.pdf?d_rd=1

Cork City Centre

Table 6: Cork City Suburbs properties available within HAP limits

	Single Person:	Couple:	Couple/ One Parent + 1 Child:	Couple/One Parent + 2 Children: €925
Day one: 13.06.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 1	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 14.06.22	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: 15.06.22	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: 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: 12 (22 including students & studios)	3 one beds: €750-€1300, Median: €1200 3 two beds: €1299-€2100, Median: €1493 4 three beds: €1900-€2500, Median: €2126.66			
Day two: 13 (23 including students & studios) (1 unique)	3 one beds: €750-€1300, Median: €1200 4 two beds: €1299-€2100, Median: €1506 4 three beds: €1900-€2500, Median: €2126.66			
Day three: 14 (24 including students & studios) (2 unique)	2 one beds: €1200-€1300, Median: €1250 5 two beds: €1299-€2100, Median: €1519 4 three beds: €1900-€2500, Median: €2126.66			
Total unique HAP	1			

Cork City Suburbs Summary

- There was an average of 13 properties available to rent in Cork City Suburbs over the course of the study period.
- There was only one HAP property available to rent in Cork City Suburbs. This property was suitable for a couple under the discretionary rate.
- There were only three one-bedroom rental opportunities available over the three-day study period, with rents ranging from €750-€1300.
- Rent for two-bedroom properties ranged from €1299-€2100.
- Rent for three-bedroom properties ranged from €1900-€2500 in Cork City Suburbs.
- According to daft.ie, average rents in Cork County rose 10.8% in the last year and now sit at €1258.

Dublin City North

Table 7: Dublin City North¹⁸ 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: 13.06.22	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 1 (included in single category) Discretion 50%: 3	Standard Rate: 0 Discretion 50%: 6	Standard Rate: 0 Discretion 50%: 7 (6 included in 1 Child category)
Day two new properties: 14.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (included in 1 Child category)
Day three new properties: 15.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 2 (1 included in 1 Child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 1 Homeless HAP: 5 Total: 6	Standard Rate: 0 Homeless HAP: 8 Total: 8	Standard Rate: 0 Homeless HAP: 10 Total: 10
Total number of properties available to rent in region each day (no cost limits)				
Day one: 77 (112 including students & studios)	23 one beds: €900-€2140, Median: €1600 26 two beds: €1500-€3000, Median: €2200 17 three beds: €1912-€3600, Median: €2600			
Day two: 77 (114 including students & studios) (11 unique)	24 one beds: €900-€2300, Median: €1600 30 two beds: €1500-€5000, Median: €2150 13 three beds: €2250-€3600, Median: €2600			
Day three: 69 (107 including students & studios) (7 unique)	20 one beds: €1191.66-€2300, Median: €1600 28 two beds: €1400-€5000, Median: €2050 12 three beds: €2250-€3600, Median: €2702.50			
Total unique HAP	16			

Dublin City North Summary

- There was an average of 74 properties available to rent each day in Dublin City North during the study period.
- Across the three days, there were 16 HAP properties affordable under HAP.
- One property was affordable for single people under the discretionary rate. This same property would be available to couples under the standard rate. An additional 5 properties in Dublin City North were affordable for couples under the discretionary rate.
- For households with one children, there were eight properties affordable under Homeless HAP. All of these properties overlapped with the 10 available to households with two children.
- Rents in Dublin City North ranges from €900-€3600 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1400-€5000 during the study period,
- For three-bedroom properties, rents ranged from €1912-€3600
- According to daft.ie, average rents in Dublin City North rose 11% in the last year and now sit at €2049.

¹⁸ Dublin 3, Dublin 5, Dublin 7, Dublin 9, Dublin 11

Dublin City South

Table 8: Dublin City South¹⁹ 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: 13.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 2	Standard Rate: 0 Discretion 50%: 4	Standard Rate: 0 Discretion 50%: 4 (4 included in 1 Child category)
Day two new properties: 14.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 2	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
Day three new properties: 15.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 2	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 6 Total: 6	Standard Rate: 0 Homeless HAP: 4 Total: 4	Standard Rate: 0 Homeless HAP: 5 Total: 5
Total number of properties available to rent in region each day (no cost limits)				
Day one: 141 (217 including students & studios)	29 one beds: €1250-€5000, Median: €1672 46 two beds: €1385-€7000, Median: €2450 34 three beds: €2200-€12000, Median: €3450			
Day two: 148 (221 including students & studios) (9 unique)	32 one beds: €1000-€5000, Median: €1650 55 two beds: €1385-€7000, Median: €2450 31 three beds: €2200-€10000, Median: €3500			
Day three: 140 (211 including students & studios) (15 unique)	30 one beds: €1150-€5000, Median: €1679 49 two beds: €1385-€7000, Median: €2400 30 three beds: €2000-€10000, Median: €3550			
Total unique HAP	11			

Dublin City South Summary

- There was an average of 143 properties available to rent in Dublin City South over the study period.
- There were no properties available to rent under standard HAP rates for any of the households in this study period.
- Including the discretionary rate, there were 11 HAP properties opportunities across the three days.
- No properties were available for single people under the standard or discretionary HAP rate.
- For couples, there were six properties available under the discretionary HAP limits.
- For households with one child, there were four unique properties available under the discretionary HAP limits. These four were also available for households with two children, plus additional one,
- Rents in Dublin City South ranged from €1000-€5000 for one-bedroom properties available.
- For two-bedroom properties, rents ranged from €1385-€7000.
- For three-bedroom properties, rents ranged from €2200-€10000.
- According to daft.ie, average rents in Dublin City South rose 10.1% in the last year and now sit at €2192.

¹⁹ Dublin 4, Dublin 6, Dublin 6W, Dublin 8, Dublin 10, Dublin 12, Dublin 14, Dublin 16

Dublin City Centre

Table 9: Dublin City Centre²⁰ 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: 13.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
Day two new properties: 14.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
Day three new properties: 15.06.22	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 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: 78 (51 including students & studios)	8 one beds: €1500-€2710, Median: €1800 32 two beds: €1500-€15000, Median: €3572.50 10 three beds: €2550-€5220, Median: €3725			
Day two: 79 (52 including students & studios) (4 unique)	11 one beds: €1430-€2710, Median: €1932.50 31 two beds: €1957-€15000, Median: €3595 10 three beds: €2250-€5220, Median: €3725			
Day three: 72 (46 including students & studios) (3 unique)	8 one beds: €1500-€2710, Median: €1932.50 31 two beds: €1957-€15000, Median: €3600 7 three beds: €3650-€5220, Median: €3800			
Total unique HAP	0			

Dublin City Centre Summary

- There was an average of 50 properties available to rent 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.
- Rents in Dublin City Centre ranged from €1430-€2710 for one-bedroom properties.
- For two bedroom properties, rents ranged from €1500-€15000.
- Rents for three bedroom properties ranged from €2550-€5220
- According to daft.ie, average rents in Dublin City Centre increased by 9.8% in the last year and now sit at €2042.

²⁰ Dublin 1, Dublin 2

Dundalk

Table 10: 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: 13.06.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 2
Day two new properties: 14.06.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 1
Day three new properties: 15.06.22	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: 3 Total: 3
Total number of properties available to rent in region each day (no cost limits)				
Day one: 8 (6 including students & studios)	0 one beds 3 two beds: €1185-€1300, Median: €1200 1 three beds: €1750			
Day two: 10 (12 including students & studios) (4 unique)	1 one beds: €900 4 two beds: €1185-€1300, Median: €1250 1 three beds: €1750			
Day three: 12 (13 including students & studios) (2 unique)	3 one beds: €900-€1200, Median: €950 4 two beds: €1185-€1300, Median: €1250 1 three beds: €1750			
Total unique HAP	3			

Dundalk Summary

- There was an average of nine properties available to rent in Dundalk during this study period.
- Only three properties were affordable under HAP; all were available under the discretionary rate for households with two children.
- There were no properties available within HAP rates for single people, couples, or households with one child.
- If the 35% discretionary rate had been in place at the time of this study, an additional two properties would have been available under discretionary HAP.
- Rents ranged from €900--€1200 for properties with one bedroom.
- Rent in Dundalk ranged from €1185-€1300 for two-bedroom properties
- The only three-bedroom property available had a monthly rent of €1750.
- According to daft.ie, average rents in Co. Louth increased by 8.3% in the last year and now sit at €1420.

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: 13.06.22	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: 14.06.22	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: 15.06.22	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 (17 including students & studios)	0 one beds 6 two beds: €1900-€3000, Median: €2400 4 three beds: €1342-€2250, Median: €1718			
Day two: 18 (18 including students & studios) (2 unique)	0 one beds 6 two beds: €1700-€3000, Median: €2100 6 three beds: €1342-€2250, Median: €1947.17			
Day three: 17 (17 including students & studios) (1 unique)	0 one beds 5 two beds: €1700-€3000, Median: €2700 5 three beds: €1342-€2250, Median: €2058.33			
Total unique HAP	0			

Galway City Suburbs Summary

- There was an average of 17 properties available to rent each day over the course of this snapshot study in Galway City Suburbs.
- During the study, there were zero properties affordable under HAP.
- There were no one-bedroom properties available.
- Rents ranged from €1700-€3000 for two-bedroom properties.
- For three-bedroom properties, rents ranged from €1342-€2200 per month over the study period.
- According to daft.ie, average rents in Galway County rose 18.1% in the last year and now sit at €1176.

Galway City Suburbs

Table 12: 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: 13.06.22	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: 14.06.22	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: 15.06.22	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 (6 including students & studios)	1 one beds: €1450 3 two beds: €1500-€1750, Median: €1600 1 three beds: €1685			
Day two: 9 (10 including students & studios) (4 unique)	1 one beds: €1450 6 two beds: €1420-€2383.33, Median: €1675 1 three beds: €1685			
Day three: 8 (9 including students & studios) (0 unique)	1 one beds: €1450 5 two beds: €1420-€1750, Median: €1600 1 three beds: €1685			
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 €1450 a month.
- Rents ranged from €1420-€2383.33 for two-bedroom properties.
- There was only one three-bedroom property available to rent during the study period for €1685 a month.
- According to daft.ie, average rents in Galway City rose 13.8% in the last year and now sit at €1585.

Kildare

Table 13: Kildare (Selected Areas)²¹ – 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: 13.06.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 2	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 1
Day two new properties: 14.06.22	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 1
Day three new properties: 15.06.22	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: 2 Total: 2	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 2 Total: 2
Total number of properties available to rent in region each day (no cost limits)				
Day one: 19 (19 including students & studios)	4 one beds: €850-€1300, Median: €1000 6 two beds: €1200-€3000, Median: €1715 6 three beds: €1800-€2300, Median: €2020			
Day two: 18 (19 including students & studios) (2 unique)	2 one beds: €850-€1100, Median: €975 5 two beds: €1200-€2200, Median: €1400 8 three beds: €1200-€2300, Median: €2020			
Day three: 20 (21 including students & studios) (3 unique)	5 one beds: €850-€1200, Median: €1000 5 two beds: €1400-€2200, Median: €1500 7 three beds: €1200-€2300, Median: €2030			
Total unique HAP	4			

Kildare Summary

- There was an average of 19 properties available to rent in Kildare (selected areas) during this study period.
- Four HAP properties were available in total; two for couples and two for households with two children.
- There were no properties available within HAP rates for single people or households with one child.
- If the 35% discretionary rate had been in place at the time of this study, an additional 3 properties would have been available under discretionary HAP.
- Rents ranged from €850-€1300 for one-bedroom properties available on the dates surveyed.
- Rents ranged from €1200-€3000 for two-bedroom properties.
- Rents ranged from €1200-€2300 for three-bedroom properties
- According to daft.ie, average rents in Kildare rose 7.8% in the last year and now sit at €1565.

²¹ Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, The Curragh.

Co. Leitrim

Table 14: 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: 13.06.22	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: 14.06.22	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: 15.06.22	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: 12 (12 including students & studios)	1 one beds: €700 5 two beds: €650-€890, Median: €800 6 three beds: €650-€1200, Median: €825			
Day two: 11 (11 including students & studios) (1 unique)	1 one beds: €700 4 two beds: €675-€890, Median: €825 6 three beds: €650-€1200, Median: €975			
Day three: 14 (14 including students & studios) (3 unique)	1 one beds: €700 7 two beds: €675-€890, Median: €825 6 three beds: €650-€1200, Median: €975			
Total unique HAP	0			

Co. Leitrim Summary

- There was an average of 12 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.
- There was only one one-bedroom property available for €700
- Rents ranged from €650-€890 for two-bedroom properties.
- For three-bedroom properties, rents ranged from €650-€1200.
- According to daft.ie, average rents in Leitrim rose by 24.8% in the last year and now sit at €817.

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: 13.06.22	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: 14.06.22	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: 15.06.22	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 (9 including students & studios)	1 one beds: €1000 1 two beds: €1350 3 three beds: €1365-€1950, Median: €1600			
Day two: 9 (9 including students & studios) (2 unique)	1 one beds: €1000 1 two beds: €1350 2 three beds: €1600-€1950, Median: €1775			
Day three: 7 (7 including students & studios) (1 unique)	1 one beds: €1000 2 two beds: €1350-€1500, Median: €1425 1 three beds: €1950			
Total unique HAP	0			

Limerick City Suburbs Summary

- There was an average of 8 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 was only one one-bedroom property available to rent over the study period in Limerick City Suburbs for €1000.
- Rents ranged from €1350-€1500 for two-bedroom properties.
- For three-bedroom properties, rents ranged from €1365-€1950.
- According to daft.ie, average rents in Limerick County rose 12.5% in the last year and now sit at €1129.

Limerick City Centre

Table 16: 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: 13.06.22	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: 14.06.22	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: 15.06.22	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: 8 (9 including students & studios)	3 one beds: €800-€1100, Median: €1000 4 two beds: €1000-€1400, Median: €1400 1 three beds: €1200			
Day two: 8 (9 including students & studios) (0 unique)	3 one beds: €800-€1100, Median: €1000 4 two beds: €1000-€1400, Median: €1400 1 three beds: €1200			
Day three: 8 (9 including students & studios) (1 unique)	4 one beds: €800-€1200, Median: €1050 4 two beds: €1000-€1400, Median: €1400 0 three beds			
Total unique HAP	0			

Limerick City Centre Summary

- There was an average of eight 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 €800-€1100
- Rents ranged between €1000-€1400 for two-bedroom properties
- There was only one three-bedroom property available to rent for €1200.
- According to daft.ie, average rents in Limerick City rose 15.5% in the last year and now sit at €1485.

Portlaoise

Table 17: 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: 13.06.22	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: 14.06.22	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: 15.06.22	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: 0 (0 including students & studios)	0 one beds 0 two beds 0 three beds			
Day two: 0 (0 including students & studios) (0 unique)	0 one beds 0 two beds 0 three beds			
Day three: 0 (0 including students & studios) (0 unique)	0 one beds 0 two beds 0 three beds			
Total unique HAP	0			

Portlaoise Summary

- There were no properties available to rent in Portlaoise over the course of this study period.
- According to daft.ie, average rents in Co. Laois rose 10.5% in the last year and now sit at €1169.

Sligo Town

Table 18: 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: 13.06.22	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: 14.06.22	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: 15.06.22	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: 0 (3 including students & studios)	0 one beds 0 two beds 0 three beds			
Day two: 0 (3 including students & studios) (0 unique)	0 one beds 0 two beds 0 three beds			
Day three: 0 (3 including students & studios) (0 unique)	0 one beds 0 two beds 0 three beds			
Total unique HAP	0			

Sligo Town Summary

- There were no properties available to rent in Sligo Town
- Three student properties were available but were not applicable to this study.
- According to daft.ie, average rents in Sligo County rose 19.7% in the last year and now sit at €1004.

Waterford City Centre

Table 19: 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: 13.06.22	Standard Rate: 0 Discretion 20%: 1	Standard Rate: 0 Discretion 20%: 1 (included in single category)	Standard Rate: 0 Discretion 20%: 0	Standard Rate: 0 Discretion 20%: 0
Day two new properties: 14.06.22	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: 15.06.22	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: 17 (18 including students & studios)	2 one beds: €500-€1000, Median: €750 2 two beds: €1500-€1600, Median: €1550 9 three beds: €936-€2300, Median: €1200			
Day two: 17 (20 including students & studios) (4 unique)	2 one beds: €500-€1000, Median: €750 1 two beds: €1500 8 three beds: €1040-€2300, Median: €1300			
Day three: 15 (18 including students & studios) (4 unique)	2 one beds: €500-€1000, Median: €750 0 two beds 7 three beds: €1100-€2300, Median: €1400			
Total unique HAP	1			

Waterford City Centre Summary

- There was an average of 16 properties available to rent in Waterford City Centre each day over this snapshot study.
- There was only one property available to rent within HAP limits; this same property was affordable for single people and couples under their discretionary rate.
- There were no properties available to rent under standard or discretionary HAP rates for households with one and two children.
- Rent for one-bedroom properties ranged from €500-€1000
- Rent ranged from €1500-€1600 for two-bedroom properties.
- For three-bedroom properties, rent ranged from €936-€2300 in Waterford City Centre.
- According to daft.ie, average rents in Waterford City rose 16.2% in the last year and now sit at €1262.

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.

For further Information:

Contact Wayne Stanley

Head of Policy and Communications

E: wayne.stanley@simoncommunity.com

Ph: 087 799 3860

W: simon.ie

