



## ***Locked Out of the Market Study in September 2022***

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### **The Gap between HAP Limits and Market Rents**

**Snapshot Study**

**September 2022**

**Simon Communities of Ireland**

Supported by



**Rialtas na hÉireann**  
Government of Ireland

## Introduction

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Locked Out of the Market is a snapshot study<sup>1</sup> undertaken every quarter over three consecutive days. This study was undertaken in September 2022 (19th, 20th, and 21st). This report tracks the number of properties advertised to rent within the Department of Housing, Planning and Local Government (DHPLG) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie<sup>2</sup> for the following areas: Cork City Centre<sup>3</sup>, Cork City Suburbs, Dublin City Centre<sup>4</sup>, Dublin City North<sup>5</sup>, Dublin City South<sup>6</sup>, Galway City Centre<sup>7</sup>, Galway City suburbs, Limerick City Centre, Limerick City suburbs, Portlaoise, Kildare (selected areas)<sup>8</sup>, Athlone, Sligo Town<sup>9</sup>, Dundalk, Co. Leitrim<sup>10</sup>, and Waterford City Centre<sup>11</sup>.

This is the twenty-seventh 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 35%<sup>12</sup> 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.

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

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

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

<sup>4</sup> For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2.

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

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

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

<sup>8</sup> 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.

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

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

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

<sup>12</sup> In June 2022, the Minister for Housing increased the discretionary HAP rate outside of Dublin from 20% to 35%. Rates for single people also increased to match rates available for couples.

## Market Context

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The September 2022 *Locked Out of the Market* report shows another decline in the availability of all properties available in the private rental market and those affordable through HAP. 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 latest Rental Price Report from Daft.ie<sup>13</sup> found that rent prices increased by 12.6% in the 12 month period between Q2 2021 and Q2 2022; this is the strongest year-on-year increase in market rents since the Daft Report was launched in 2005. The average national monthly rent now sits at €1,618. 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. According to the latest Daft.ie rental report, rents in the capital experienced an annual increase of 12.7%. The largest increase was seen in Co. Leitrim, an area not protected as a rent pressure zone, where rents rose 21.3% year-on-year.

Increases in rents are twinned by an ongoing contraction of supply. Homes available to rent as recorded by the Daft.ie report hit yet another all-time low. On August 1st, there were just 716 homes listed to rent nationwide, just one fifth of the average number of homes available to rent on the same date between 2015 and 2019.

Since the June publication of *Locked Out*, Ireland has witnessed record high numbers in homelessness for two consecutive months. 10,805 people were living in emergency homeless accommodation in the last week of August 2022 according to recent figures from the Department of Housing, Local Government and Heritage.<sup>14</sup> This is a 31.6% year-on-year increase.

Budget 2023 was announced in the week following the data collection of this report. A new Rent Tax Credit was announced for people who pay for private rented accommodation. This tax credit will be €500 a year and will apply to each person paying rent rather than each tenancy. The credit will be available for 2022 until 2025. This credit, however, will not be available to people getting social housing support, such as the Housing Assistance Payment.

## Main Findings

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### Property Availability:

- The number of properties available to rent is dropping. In all, there were 392 properties available to rent at any price within the 16 study areas over the three dates surveyed. This represents a 61.5% drop from the 1,017 properties available in September 2021 and 84.6% less than the 2,543 available in September 2020.
- 61% (239) of these properties were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South).
- No properties were affordable under a standard HAP rate for any household type.
- 35 properties were affordable under HAP discretionary limits across the four household types. This two less than the 37 available in the previous *Locked Out* publication, 81.7% less than 12 months prior (192) and a drastic 95.2% reduction from the 738 HAP properties 24 months prior in September 2020.

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<sup>13</sup> Irish Rental Report Q2 2022, Daft.ie. Available at: [https://ww1.daft.ie/report/ronan-lyons-2022q2-daftrentalprice?d\\_rd=1](https://ww1.daft.ie/report/ronan-lyons-2022q2-daftrentalprice?d_rd=1)

<sup>14</sup> Available at: <https://www.gov.ie/en/collection/80ea8-homelessness-data/>

- 65.7% (23) of the 35 properties affordable under HAP discretionary rates were available in Dublin. In Dublin the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 35% 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 Athlone, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre.

### John and Mary's Story

**John, Mary and their three children were living in private rented accommodation when they were issued with an eviction notice after the landlord passed away and the property was being sold by other family members.**

John and Mary's family lived there for three years and were previously in emergency accommodation (BnB) for 9 months. They have been looking for a property for 6 months and have had a total of 8 viewings in that time

John and Mary have been told they have too many children for a three-bed house. They have been approved for HAP but often receive no communication or have been told the property is gone once they mention HAP. They have also been refused due to the mother having no employment references, even though she cares for her youngest child with Down Syndrome.

The family are constantly seeking reassurance as to what will happen if they can't find somewhere and they are nervous that they will become homeless again. Their child with Down Syndrome has never experienced homelessness and they are concerned about the impact this will have on them if they are forced into emergency accommodation. They would find it extremely difficult to adapt to a one-bedroom room in Private Emergency Accommodation. John and Mary are frustrated as they have the savings to secure a property, even without HAP, but haven't even got an opportunity to secure a place.

**John and Mary's story demonstrates, how a chronic lack of affordable accommodation within the private rented sector, is impacting people's ability to find a stable and secure home.**

## Household Types

There were no properties within this study available under the standard HAP rate. Of the 35 properties available to rent across the 16 study areas in at least one of the four household categories of HAP discretionary limits, the following were available:

- **Single Persons and Couples:** 11 properties under the discretionary rate were available for single people and couples. One was available in Kildare and Cork, and the remaining nine were available in the Dublin areas examined.
- **Couple/one parent plus one child:** 13 properties were available within discretionary HAP limits for families with one child. Six of these were available outside of Dublin.
- **Couple/one parent plus two children:** There was a total of 24 properties available to rent for households with two children under discretionary HAP rates; 13 of which overlap with properties available to one-child families.

## Analysis of Findings

The September 2022 *Locked Out of the Market* report found 392 properties available to rent at any price within the 16 areas over the three dates surveyed. There were no properties available within a standard HAP rate and 35 were available within discretionary HAP rates. This the lowest number of properties and HAP properties ever recorded by the *Locked Out of the Market* series, and it is the first time that no properties were found in all of the household groups within a standard HAP rate.

The 392 properties available represents a 61.5% decrease from the 1,017 available 12 months prior (September 2021) and an 84.6% decrease in 24 months prior (September 2020). 61% (239) of these were located within the three Dublin areas studied. Sligo Town had the lowest number of properties, with only two available to rent during the course of this study. A drop in the three Dublin areas largely accounted for the reduction in total properties available which halved from 456 in June to 239 in September 2022.

September 2022 is the first *Locked Out* report that did not find any properties affordable under standard HAP rates; all were available under discretionary rates. As seen in many recent *Locked Out* reports, the supply of properties within HAP limits was predominantly available in Dublin; 27 (65.7%) of the total 35 HAP properties were found in the three Dublin areas examined. Dublin has a discretionary HAP rate of 50% compared to only 35% for the rest of the country.

Outside of Dublin, properties available to rent within HAP rates 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 Athlone, Galway City Centre, Galway City Suburbs, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford.

Single person households received an increased HAP rate to match that available to couples in June 2022. *Locked Out of the Market*, September 2022 found 11 properties affordable under the discretionary HAP rates for both single people and couples. Access to one-bed HAP properties was low outside of Dublin; nine of the 11 were available in the Dublin areas studied. The remaining two were found in Cork City Suburbs and Kildare.

Only 13 properties were available under discretionary limits for households with one child. A further 11 were available for families with two children, under the discretionary HAP rate.

### Liam's Story

**Liam is a single man staying at in Emergency Homeless Accommodation with the Simon Community:**

"I had my own place for 12 years. I was working, paying rent. I'm approved for HAP the last two years. I'm looking in the city, I'm looking everywhere. No properties come close.

The best example I could give you is a friend has a one bed and the rent is €1,500. HAP covers about €600 and he pays the rest.

I'm on Disability [Allowance] and that gives me €208 a week. It's €1,300 to €1,600 for a one bed. HAP would cover €600 odd so I couldn't afford that and electricity and food. You're ruled out straight away because of the price. It's not fit for purpose."

**Liam's story shows the effects of rising rents and the chronic shortage of affordable properties on a person trying to exit homelessness looking to rent within the private rented sector.**

Following a brief insight into the Homeless HAP/Discretionary Top-Ups, presented below are the findings from the Locked Out of the Market three-day snapshot study for the 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> of September 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

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As well as reviewing availability of properties within standard HAP limits, *Locked Out of the Market* September 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 was increased from 20% to a maximum of an additional 35% of the standard rate in June 2022 by the Minister for Housing, Local Government and Heritage. The rate for single people also increased to match that available for couples. Prior to these recent changes, the standard rate for a single person in, for example Cork City was €550 that could have been increased to €660 with the maximum discretionary rate. Now, a standard rate for a single person in Cork City sits at €650 with a maximum discretionary rate (35%) of €878.

**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 September 2022	Unique Total Properties June 2022	% Change Total Properties	Total Unique HAP Properties September 2022	Total Unique HAP Properties June 2022	% Change HAP properties
Athlone	11	4	175%	0	1	-100%
Cork City Centre	24	38	-37%	1	0	#DIV/0!
Cork City Suburbs	26	25	4%	4	1	300%
Dublin City North	72	130	-45%	13	16	-19%
Dublin City South	114	241	-53%	7	11	-36%
Dublin City Centre	53	85	-38%	3	0	#DIV/0!
Dundalk	11	13	-15%	3	3	0%
Galway City Suburbs	10	20	-50%	0	0	#DIV/0!
Galway City Centre	5	10	-50%	0	0	#DIV/0!
Kildare	30	24	25%	4	4	0%
Co Leitrim	10	16	-38%	0	0	#DIV/0!
Limerick City Suburbs	6	12	-50%	0	0	#DIV/0!
Limerick City Centre	7	10	-30%	0	0	#DIV/0!
Sligo Town	2	3	-33%	0	0	#DIV/0!
Portlaoise	3	0	#DIV/0!	0	0	#DIV/0!
Waterford City Centre	8	26	-69%	0	1	-100%
<b>Total</b>	<b>392</b>	<b>657</b>	<b>-40%</b>	<b>35</b>	<b>37</b>	<b>-5%</b>

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

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 rental available within at least one HAP category/rate	Single person/ Couples: 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	7	11	0	0/0	0/0	0/0
Cork City Centre	16	24	1	0/0	0/1	0/1
Cork City Suburbs	20	26	4	0/1	0/2	0/3
Dublin City North	54	72	13	0/4	0/4	0/9
Dublin City South	94	114	7	0/5	0/0	0/2
Dublin City Centre	41	53	3	0/0	0/3	0/3
Dundalk	8	11	3	0/0	0/2	0/3
Galway City Suburbs	8	10	0	0/0	0/0	0/0
Galway City Centre	4	5	0	0/0	0/0	0/0
Kildare (selected)	23	30	4	0/1	0/1	0/3
Co. Leitrim	7	10	0	0/0	0/0	0/0
Limerick City Suburbs	4	6	0	0/0	0/0	0/0
Limerick City Centre	6	7	0	0/0	0/0	0/0
Sligo town	2	2	0	0/0	0/0	0/0
Portlaoise	3	3	0	0/0	0/0	0/0
Waterford City Centre	7	8	0	0/0	0/0	0/0
<b>Total:</b>		<b>392</b>	<b>35</b>	0/11	0/13	0/24 <sup>15</sup>

<sup>15</sup> Total figure for couple/one parent with two children will overlap with properties available for couple/one parent with one child.



## Summary of Findings for Each Location

### Athlone

Table 4: Athlone properties available within HAP limits

	Single Person: €470	Couple: €470	Couple/One Parent + 1 Child: €600	Couple/One Parent + 2 Children HAP: €625
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 7 <sup>16</sup> (8 including students and studios)	2 one beds: €1000-€1950, Median: €1525 4 two beds: €1338-€1800, Median: €1625 1 three beds: €1250			
Day two: 5 (5 including students and studios) (1 unique) <sup>17</sup>	2 one beds: €1000-€1950, Median: €1525 2 two beds: €1800-€1800, Median: €1800 0 three beds:			
Day three: 7 (7 including students and studios) (2 unique)	2 one beds: €1000-€1950, Median: €1525 3 two beds: €1450-€1800, Median: €1800 1 three beds: €1250			
<b>Total unique HAP</b>	<b>0</b>			

#### Athlone Summary:

- There was an average of seven properties to rent in Athlone each day during this study period.
- There were no properties available within HAP rates in Athlone for any of the four household types studied.
- There were no two or three bed properties available in Athlone during this study period.
- Two one-bedroom properties were available during this study, with rents ranging between €1,000 - €1,950
- Rents ranged from €1,338 - €1,800 for two-bedroom properties
- There was only one three-bedroom property available, with a rent of €1,250 per month.

<sup>16</sup> 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.

<sup>17</sup> Properties not available from the previous day

## Cork City Centre

Table 5: Cork City Centre properties available within HAP limits

	Single Person: €650	Couple: €650	Couple/One Parent + 1 Child: €900	Couple/One Parent + 2 Children HAP: €925
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 1 (included in 1 child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 1 Total: 1 (included in 1 child category)
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 11 (11 including students and studios)	1 one beds: €1208 3 two beds: €1700-€2775, Median: €1850 3 three beds: €2200-€2800, Median: €2300			
Day two: 13 (13 including students and studios) (3 unique)	2 one beds: €1208-€4500, Median: €1304 3 two beds: €1850-€2775, Median: €2110 4 three beds: €1693-€3419, Median: €2500			
Day three: 13 (23 including students and studios) (10 unique)	3 one beds: €1208-€1400, Median: €1400 3 two beds: €1134-€2775, Median: €2110 4 three beds: €1693-€3419, Median: €2500			
<b>Total unique HAP</b>	<b>1</b>			

### Cork City Centre Summary:

- There was an average of 16 properties to rent in Cork City Centre each day over the course of the study period.
- There was one property available within discretionary HAP rates for a family with one child. This same property fell within limits for families with two children.
- No properties were affordable through HAP for single people or couples.
- Monthly rents in Cork City Centre ranged from €1,208 - €4,500 for one-bedroom properties.
- Monthly rents in Cork City Centre ranged from €1,700 - € 2,775 for two-bedroom properties available over the three-day study period.
- Monthly rents in Cork City Centre ranged from €1,693 - €3,419 for three-bedroom properties.
- According to daft.ie, average rents in Cork City rose 11.8% in the last year to €1,670.

## Cork City Suburbs

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

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + 1 Child: €900</b>	<b>Couple/One Parent + 2 Children HAP: €925</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 1 (included in single category)	Standard Rate: 0 Discretion 35%: 2	Standard Rate: 0 Discretion 35%: 3 (2 included in 1 child category)
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 1 Homeless HAP: 0 Total: 1	Standard Rate: 1 Homeless HAP: 0 Total: 1	Standard Rate: 2 Homeless HAP: 0 Total: 2	Standard Rate: 3 Homeless HAP: 0 Total: 3
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 15 (16 including students and studios)	2 one beds: €840-€1100, Median: €975 5 two beds: €945-€2200, Median: €1670 5 three beds: €1085-€2000, Median: €1847			
Day two: 20 (21 including students and studios) (8 unique)	2 one beds: €840-€1100, Median: €975 9 two beds: €945-€2500, Median: €1800 6 three beds: €1085-€2200, Median: €1750			
Day three: 21 (22 including students and studios) (2 unique)	2 one beds: €840-€1100, Median: €975 8 two beds: €945-€2500, Median: €1775 7 three beds: €1085-€2500, Median: €1800			
<b>Total unique HAP</b>	<b>4</b>			

### Cork City Suburbs Summary:

- There was an average of 20 properties available to rent in Cork City Suburbs over the course of the study period.
- Four unique HAP properties were available to rent in Cork City Suburbs. None were available within standard rates.
- One property was available for couples and also singles under the discretionary HAP rate.
- Two properties were available for households with one child.
- A total of three properties were available for households with two children. Two of these fell within the single child household category.
- There were only two one-bedroom rental opportunities available over the three-day study period, with rents ranging from €840-€1,100.
- Rent for two-bedroom properties ranged from €945-€2,500.
- Rent for three-bedroom properties ranged from €1,085-€2,500 in Cork City Suburbs.
- According to daft.ie, average rents in Cork County rose 10.4% in the last year and now sit at €1,296.

## Dublin City North

**Table 7: Dublin City North properties available within HAP**

	<b>Single Person: €900</b>	<b>Couple: €900</b>	<b>Couple/One Parent + 1 Child: €1250</b>	<b>Couple/One Parent + 2 Children HAP: €1275</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 50%: 2	Standard Rate: 0 Discretion 50%: 2 (2 included in single category)	Standard Rate: 0 Discretion 50%: 2	Standard Rate: 0 Discretion 50%: 4 (2 included in 1 child category)
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (1 included in single category)	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 2 (1 included in 1 child category)
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (1 included in single category)	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 3 (1 included in 1 child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 4 Total: 4	Standard Rate: 0 Homeless HAP: 4 Total: 4	Standard Rate: 0 Homeless HAP: 4 Total: 4	Standard Rate: 0 Homeless HAP: 9 Total: 9
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 46 (58 including students and studios)	11 one beds: €1083.33-€2200, Median: €1650 18 two beds: €1780-€3000, Median: €2422.50 11 three beds: €1700-€6000, Median: €2800			
Day two: 49 (61 including students and studios) (8 unique)	14 one beds: €1083.33-€2200, Median: €1650 20 two beds: €1560-€3000, Median: €2447.50 9 three beds: €3600-€6000, Median: €2500			
Day three: 34 (44 including students and studios) (6 unique)	10 one beds: €1083.33-€2200, Median: €1559.50 14 two beds: €1560-€3000, Median: €2422.50 7 three beds: €3600-€6000, Median: €3300			
<b>Total unique HAP</b>	<b>13</b>			

### Dublin City North Summary

- There was an average of 54 properties available to rent each day in Dublin City North.
- Across the three days, there were 13 HAP properties affordable under discretionary HAP.
- Four properties were affordable for single people and couples under the discretionary rate.
- For households with one child, there were four properties affordable under Homeless HAP, all of which overlapped with the nine available to households with two children.
- Rents in Dublin City North ranges from €1,083-€2,200 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,560-€3,000 during the study period,
- For three-bedroom properties, rents ranged from €1,700-€6,000
- According to daft.ie, average rents in Dublin City North rose 12.3% in the last year and now sit at €2,111.

## Dublin City South

**Table 8: Dublin City South properties available within HAP limits**

	<b>Single Person: €900</b>	<b>Couple: €900</b>	<b>Couple/One Parent + 1 Child: €1250</b>	<b>Couple/One Parent + 2 Children HAP: €1275</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 50%: 5	Standard Rate: 0 Discretion 50%: 5 (5 included in single category)	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 5 Total: 5	Standard Rate: 0 Homeless HAP: 5 Total: 5	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 2 Total: 2
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 84 (91 including students and studios)	21 one beds: €1165-€3500, Median: €1650 20 two beds: €1887-€7105, Median: €2650 20 three beds: €2400-€10500, Median: €4500			
Day two: 92 (101 including students and studios) (15 unique)	22 one beds: €1165-€3500, Median: €1719.50 24 two beds: €1882-€7105, Median: €2650 20 three beds: €2400-€10500, Median: €4500			
Day three: 83 (91 including students and studios) (8 unique)	20 one beds: €1165-€3500, Median: €1765.50 21 two beds: €1882 -€7105, Median: €2500 18 three beds: €2400-€10500, Median: €4250			
<b>Total unique HAP</b>	<b>7</b>			

### Dublin City South Summary:

- There was an average of 94 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. Seven were available under discretionary rates
- No properties were available for families with one child under HAP rates.
- For single and couples, there were five properties available under the discretionary HAP limits.
- For households with two children, there were two properties available under the discretionary HAP limits.
- Rents in Dublin City South ranged from €1,165-€3,500 for one-bedroom properties available.
- For two-bedroom properties, rents ranged from €1,882-€7,105.
- For three-bedroom properties, rents ranged from €2,400-€10,500.
- According to daft.ie, average rents in Dublin City South rose 12.5% in the last year and now sit at €2,264.

## Dublin City Centre

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

	<b>Single Person: €900</b>	<b>Couple: €900</b>	<b>Couple/One Parent + 1 Child: €1250</b>	<b>Couple/One Parent + 2 Children HAP: €1275</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 3	Standard Rate: 0 Discretion 50%: 3 (3 included in 1 child category)
Day two new properties 20.09.2022	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 21.09.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 3 Total: 3	Standard Rate: 0 Homeless HAP: 3 Total: 3
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 41 (43 including students and studios)	9 one beds: €1377-€2450, Median: €2000 25 two beds: €1460-€8670, Median: €3600 6 three beds: €3650-€6500, Median: €5150			
Day two: 37 (38 including students and studios) (7 unique)	13 one beds: €1377-€2710, Median: €1900 19 two beds: €1850-€8670, Median: €3385 4 three beds: €2300-€6500, Median: €5461			
Day three: 41 (42 including students and studios) (3 unique)	9 one beds: €1650-€2710, Median: €2000 25 two beds: €2000-€8670, Median: €3725 6 three beds: €3650-€6500, Median: €5150			
<b>Total unique HAP</b>	<b>3</b>			

### Dublin City Centre Summary

- There was an average of 41 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.
- Three properties were available within discretionary HAP limits for families with one child.
- The same three properties were also available for families with two children.
- Rents in Dublin City Centre ranged from €1,377- €2,710 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,460-€8,670.
- Rents for three-bedroom properties ranged from €2,300-€6,500
- According to daft.ie, average rents in Dublin City Centre increased by 13.4% in the last year and now sit at €2,121.

## Dundalk

**Table 10: Dundalk properties available within HAP limits**

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + 1 Child: €975</b>	<b>Couple/One Parent + 2 Children HAP: €1050</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 2	Standard Rate: 0 Discretion 35%: 3 (2 included in 1 child category)
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 0 Total: 0	Standard Rate: 0 Homeless HAP: 2 Total: 2	Standard Rate: 0 Homeless HAP: 3 Total: 3
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 10 (11 including students and studios)	0 one beds 1 two beds: €1250 7 three beds: €1250-€2750, Median: €1700			
Day two: 6 (7 including students and studios) (0 unique)	0 one beds 0 two beds 4 three beds: €1600-€2750, Median: €2175			
Day three: 6 (7 including students and studios) (0 unique)	0 one beds 0 two beds 3 three beds: €1600-€2750, Median: €1850			
<b>Total unique HAP</b>	<b>3</b>			

### Dundalk Summary

- There was an average of eight 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. Two of these were also affordable under rates for a single child household.
- There were no properties available within HAP rates for single people or couples.
- There were no one-bedroom properties available during the study period.
- One two-bedroom property was available on day one of the study, with a monthly rent of €1,250
- Rents ranged from €1,250-€2,750 for three-bedroom properties
- According to daft.ie, average rents in Co. Louth increased by 8.2% in the last year and now sit at €1,448.

## Galway City Suburbs

**Table 11: Galway City Suburbs properties available within HAP limits**

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + 1 Child: €850</b>	<b>Couple/One Parent + 2 Children HAP: €875</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 9 (10 including students and studios)	1 one beds: €1650 4 two beds: €1350-€2500, Median: €2300 1 three beds: €2100			
Day two: 7 (8 including students and studios) (0 unique)	0 one beds 3 two beds: €1350-€2500, Median: €2400 1 three beds: €2100			
Day three: 6 (7 including students and studios) (0 unique)	0 one beds 2 two beds: €1350-€2500, Median: €1925 1 three beds: €2100			
<b>Total unique HAP</b>	<b>0</b>			

### Galway City Suburbs Summary

- There was an average of eight properties available to rent each day over the course of this snapshot study in Galway City Suburbs.
- During the study, no properties were found to be affordable under standard or discretionary HAP rates
- There was one one-bedroom property available on the first day of the study with a monthly rent of €1,650.
- Rents ranged from €1,350-€2,500 for two-bedroom properties.
- One three-bedroom property was available across the three days, with a monthly rent of €2,100.
- According to daft.ie, average rents in Galway County rose 12.4% in the last year and now sit at €1,184.



## Galway City Centre

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

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + 1 Child: €850</b>	<b>Couple/One Parent + 2 Children HAP: €875</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 2 (3 including students and studios)	0 one beds 2 two beds: €1350-€2750, Median: €2050 0 three bed			
Day two: 2 (3 including students and studios) (0 unique)	0 one beds 2 two beds: €1350-€2750, Median: €2050 0 three beds			
Day three: 4 (5 including students and studios) (2 unique)	0 one beds 4 two beds: €1350-€2750, Median: €2278 0 three beds			
<b>Total unique HAP</b>	<b>0</b>			

### Galway City Centre Summary

- There was an average four 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 were no one- or three--bedroom properties available during the study period
- Rents ranged from €1,350-€2,750 for two-bedroom properties.
- There was only one three-bedroom property available to rent during the study period for €1,685 a month.
- According to daft.ie, average rents in Galway City rose 16.4% in the last year and now sit at €1,663.

## Kildare

**Table 13: Kildare (Selected Areas) properties available within HAP limits**

	<b>Single Person: €750</b>	<b>Couple: €750</b>	<b>Couple/One Parent + 1 Child: €975</b>	<b>Couple/One Parent + 2 Children HAP: €1050</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 3 (1 included in 1 child category)
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 1 Total: 1	Standard Rate: 0 Homeless HAP: 3 Total: 3
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 22 (25 including students and studios)	1 one beds: €966.66 5 two beds: €1247-€1500, Median: €1400 5 three beds: €1595-€4450, Median: €1800			
Day two: 21 (23 including students and studios) (3 unique)	1 one beds: €1250 5 two beds: €1247-€1500, Median: €1400 6 three beds: €1600-€4500, Median: €2000			
Day three: 20 (22 including students and studios) (2 unique)	0 one beds 6 two beds: €1247-€1500, Median: €1450 5 three beds: €1600-€3000, Median: €1800			
<b>Total unique HAP</b>	<b>4</b>			

### Kildare Summary

- There was an average of 23 properties available to rent in Kildare (selected areas) during this study period.
- Four HAP properties were available in total. None were available within standard rates across the four household types.
- One property was available within discretionary rates for both single people and couples.
- For households with two children, three properties were available within discretionary HAP rates. One of these also fell within discretionary rates for one-child families.
- Two one-bed properties were available in Kildare in this study with a monthly rent of €966.66 and €1,250.
- Rents ranged from €1,247-€1,500 for two-bedroom properties.
- Rents ranged from €1,600-€34,500 for three-bedroom properties
- According to daft.ie, average rents in Kildare rose 8.1% in the last year and now sit at €1,605.

## Co. Leitrim

Table 14: Co. Leitrim properties available within HAP limits

	Single Person: €370	Couple: €370	Couple/One Parent + 1 Child: €450	Couple/One Parent + 2 Children HAP: €475
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 8 (9 including students and studios)	0 one beds 1 two beds: €950 5 three beds: €950-€1500, Median: €1000			
Day two: 6 (7 including students and studios) (1 unique)	0 one beds 0 two beds 3 three beds: €1000-€1500, Median: €1000			
Day three: 4 (4 including students and studios) (0 unique)	0 one beds 0 two beds 2 three beds: €1000-€1000, Median: €1000			
<b>Total unique HAP</b>	<b>0</b>			

### Co. Leitrim Summary:

- There was an average of seven 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 were no one -bedroom properties available to rent in this study
- There was one two-bedroom property available with a monthly rent of €950.
- Rents ranged from €950-€1,500 for three-bedroom properties.
- According to daft.ie, average rents in Leitrim rose by 21.3% in the last year and now sit at €843.

## Limerick City Suburbs

Table 15: Limerick City Suburbs properties available within HAP limits

	<b>Single Person: €450</b>	<b>Couple: €450</b>	<b>Couple/One Parent + 1 Child: €650</b>	<b>Couple/One Parent + 2 Children HAP: €700</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 2 (2 including students and studios)	0 one beds 0 two beds 1 three beds: €2040			
Day two: 5 (5 including students and studios) (3 unique)	0 one beds 0 two beds 4 three beds: €1800-2300, Median: €2120			
Day three: 5 (5 including students and studios) (1 unique)	1 one beds: €950 0 two beds 3 three beds: €2040-€2300, Median: €2200			
<b>Total unique HAP</b>	<b>0</b>			

### Limerick City Suburbs Summary:

- There was an average of four 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 €950.
- No two-bedroom properties were available across the three days.
- For three-bedroom properties, rents ranged from €1,800-€2,300.
- According to daft.ie, average rents in Limerick County rose 12.6% in the last year and now sit at €1,169.

## Limerick City Centre

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

	<b>Single Person: €450</b>	<b>Couple: €450</b>	<b>Couple/One Parent + 1 Child: €650</b>	<b>Couple/One Parent + 2 Children HAP: €700</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 5 (6 including students and studios)	1 one beds: €1400 1 two beds: €2166.66 2 three beds: €1600-€1850, Median: €1725			
Day two: 5 (6 including students and studios) (0 unique)	1 one beds: €1400 0 two beds 3 three beds: €1600-€1850, Median: €1600			
Day three: 6 (7 including students and studios) (1 unique)	2 one beds: €1168-€1400, Median: €1284 0 two beds 3 three beds: €1600-€1850, Median: €600			
<b>Total unique HAP</b>	<b>0</b>			

### Limerick City Centre Summary

- There was an average of six 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.
- There was only one one-bedroom property available with a monthly rent of €1,400.
- There was only one two-bedroom property available to rent for €2,166.
- Rents ranged between €1,600-€1,850 for three-bedroom properties
- According to daft.ie, average rents in Limerick City rose 17.7% in the last year and now sit at €1,559.

## Portlaoise

**Table 17: Portlaoise properties available within HAP limits**

	<b>Single Person: €433</b>	<b>Couple: €433</b>	<b>Couple/One Parent + 1 Child: €580</b>	<b>Couple/One Parent + 2 Children HAP: €610</b>
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 3 (3 including students and studios)	1 one beds: €1083.33 1 two beds: €948 1 three beds: €1400			
Day two: 3 (3 including students and studios) (0 unique)	1 one beds: €1083.33 1 two beds: €948 1 three beds: €1400			
Day three: 2 (2 including students and studios) (0 unique)	1 one beds: €1083.33 1 two beds: €948 0 three beds			
<b>Total unique HAP</b>	<b>0</b>			

### Portlaoise Summary

- There were no properties available to rent within HAP limits in Portlaoise over the course of this study period.
- In total, there were only three properties available to rent.
- There was one one-bedroom property available at €1083.33.
- There was one two-bedroom property available at €948.
- There was one three-bedroom property available at €1,400
- According to daft.ie, average rents in Co. Laois rose 10.8% in the last year and now sit at €1,204.

## Sligo Town

Table 18: Sligo Town properties available within HAP limits

	Single Person: €490	Couple: €490	Couple/One Parent + 1 Child: €550	Couple/One Parent + 2 Children HAP: €575
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 2 (2 including students and studios)	0 one beds: 0 two beds: 2 three beds: €950-€1275, Median: €1112.50			
Day two: 2 (2 including students and studios) (0 unique)	0 one beds: 0 two beds: 2 three beds: €950-€1275, Median: €1112.50			
Day three: 2 (2 including students and studios) (0 unique)	0 one beds: 0 two beds: 2 three beds: €950-€1275, Median: €1112.50			
<b>Total unique HAP</b>	<b>0</b>			

### Sligo Town Summary

- There were just two properties available to rent in Sligo Town. These were three-bed properties with monthly rents of €950 and €1,112.
- No properties were available within standard or discretionary HAP rates.
- According to daft.ie, average rents in Sligo County rose 16.6% in the last year and now sit at €1,030.

## Waterford City Centre

Table 19: Waterford City Centre – properties available within HAP limits

	Single Person: €450	Couple: €450	Couple/One Parent + 1 Child: €550	Couple/One Parent + 2 Children HAP: €575
Day one 19.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 20.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 21.09.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent each day (no cost limits)</b>				
Day one: 6 (6 including students and studios)	0 one beds 4 two beds: €1200-€1600, Median: €1350 1 three beds: €1400			
Day two: 9 (9 including students and studios) (3 unique)	1 one beds: €850 5 two beds: €1200-€1600, Median: €1400 2 three beds: €1400-€1700, Median: €1550			
Day three: 6 (6 including students and studios) (0 unique)	1 one beds: €850 3 two beds: €1300-€1600, Median: €1400 1 three beds: €1700			
<b>Total unique HAP</b>	<b>0</b>			

### Waterford City Centre Summary:

- There was an average of seven properties available to rent in Waterford City Centre each day over this snapshot study.
- No properties were available to rent within HAP limits.
- 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-€1,000
- Rent ranged from €1500-€1600 for two-bedroom properties.
- For three-bedroom properties, rent ranged from €936-€2,300 in Waterford City Centre.
- According to daft.ie, average rents in Waterford City rose 17.1% in the last year and now sit at €1,312.



## About Simon Communities of Ireland

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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](http://www.simon.ie).

Services include:

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

For further Information, contact:

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