



Locked Out of the Market Study in December 2022

The Gap between HAP Limits and Market Rents

Snapshot Study

December 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 December 2022 (12th, 13th, and 14th). 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-eighth 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%¹² 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)

¹² 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

The December 2022 *Locked Out of the Market* report shows a comparable increase in the number of properties available to rent in the private rental market and a slight increase in the number available through HAP. The report comes in the context of a private rental market affected by a contraction in supply, increase in rental prices, and an overall lack of affordability.

The latest Rental Price Report from Daft.ie¹³ found that rent prices increased by 14.1% in the 12 month period between Q3 2021 and Q3 2022; this is the highest year-on-year increase in market rents since the Daft Report was launched in 2005. The average national monthly rent now sits at €1,688. During the Covid-19 pandemic, we witnessed a 4% drop in asking 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, asking rents in the capital experienced an annual increase of 14.3%. The largest increase was seen in Longford (24%) with increases in Roscommon, Leitrim and Cavan also above 20%.

Increases in rents have been twinned by an ongoing contraction of supply. However, in the last quarter, there has been a slight increase in the availability of rental properties. The Daft.ie reported a 51.8% increase in the total number of properties available to rent across the country between Q2 and Q3 2022. Supply remains low with 1,087 homes listed to rent nationwide.

Ireland has witnessed record high numbers in homelessness for five consecutive months. 11,542 people were living in emergency homeless accommodation in the last week of November 2022 according to recent figures from the Department of Housing, Local Government and Heritage.¹⁴ 1.27% (145 people) in one month and a 26.85% increase (9,099 people) since this time last year. 3,494 of these were children.

In response to scale of the homelessness crisis, the Government introduced a moratorium on no-fault evictions. The moratorium is set to be in place from November 1st 2022 to the 31st March 2023. During the pandemic, moratoriums were in place contributing to a notable fall in family homelessness as people were kept in their homes and protected against homelessness from eviction. However, it is to be noted that this fall was not mirrored among single people and homelessness in this group continued to rise. The fall in homelessness was also attributed to an increased capacity to secure homes for those in homelessness to successfully move on.

Main Findings

Property Availability:

- The number of properties available to rent increased for the first time in two years. In all, there were 757 properties available to rent at any price within the 16 study areas. This represents a 93.1% increase from the previous *Locked Out* report, but still down 43.8% from the 1349 available in December 2021.
- 67.1% (508) of properties available to rent were found in the Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).

¹³ Irish Rental Report Q3 2022, Daft.ie. Available at: https://ww1.daft.ie/report/2022-Q3-rentalprice-daftreport.pdf?d_rd=1

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

- In total 41 properties were affordable through HAP. This is a 17% increase from the 35 available in the September 2022 report, but down 96.5% from 1106 available two years ago in December 2020.
- One property was available under a standard HAP rate. This was a one-bedroom property in Kildare suitable for singles or couples. The remaining 40 properties were affordable under HAP discretionary limits across the four household types.
- 24 (58.5%) of the 41 properties affordable under HAP 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 11 of the 16 study areas, there were no properties available to rent through HAP in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City Suburbs, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre.

Sarah and Seán's Story

Sarah, Seán and their two children are facing homelessness and cannot find a new home to rent through HAP.

Sarah, Seán and their two children are living in relative's house that is to be sold. They have been there for the last 5 years and have been looking for new accommodation for quite some time. They are finding it hard to find affordable accommodation in the right area for children's school and that would suit a family with a child with special needs. Sarah and Seán are extremely concerned that they won't find anywhere before the Notice to Quit expires and that will have to enter into emergency services.

As a result, Sarah and Seán are extremely stressed and concerned about the mental health impact on their children, especially their older child, who has now been referred to CAMHS (The child and adolescent mental health service).

Sarah and Seán's story demonstrates how a chronic lack of affordable accommodation within the private rented sector is affecting people's ability to find a stable and secure home.

Household Types

41 properties in total were found to be affordable under HAP; one of which was available under a standard HAP rate. The remaining 40 were affordable within a discretionary rate. Of the 41 properties available to rent across the 16 study areas in at least one of the four household categories of HAP standard or discretionary limits, the following were available:

- **Single Persons and Couples:** 11 properties were available to single persons and couples through HAP, one of which was available under a standard HAP rate. The remaining 10 were affordable within a discretionary rate. Five were available in Kildare and six were available in the Dublin areas examined.
- **Couple/one parent plus one child:** 23 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 30 properties available to rent for households with two children under discretionary HAP rates; 23 of which overlap with properties available to one-child families.

Analysis of Findings

The December 2022 *Locked Out of the Market* report found 757 properties available to rent at any price within the 16 areas over the three dates surveyed. This is nearly double the 392 available in the September *Locked Out* report (93% increase), but down 44% from the 1,349 available at the same time a year prior (December 2021) and down 56.8% from 1,753 available pre-pandemic in December 2019.

67% (508) of properties available in this report were located within the three Dublin areas studied. Sligo Town and Portlaoise had the lowest number of properties; both had two properties available to rent over the three days of this study. 14 of the 16 study areas experienced an increase in the availability of properties to rent, with the exception of Cork City Suburbs and Portlaoise.

The proportion of properties affordable under HAP is low compared to previous *Locked Out* reports. In the December 2020 *Locked Out* report, 38.4% of properties found were affordable under HAP. This dropped to 11% in December 2021. In this report – taken in December 2022 – 5.4% (41) of properties were affordable under a HAP rate.

September 2022 was the first *Locked Out of the Market* report to have no properties affordable under a standard HAP rate across the four household types. In this report, there was one property affordable under a standard HAP rate. This was a one-bedroom property in Kildare suitable for a single person or couple. 40 additional properties were available within discretionary HAP rates.

As seen in many recent *Locked Out* reports, the supply of properties within HAP limits was predominantly available in Dublin; 24 (58.5%) of the total 41 HAP properties were found in the three Dublin areas examined. Dublin has a discretionary HAP rate of 50% compared to 35% for the rest of the country. Dundalk and Kildare were the only areas outside of Dublin to have properties affordable under HAP rates.

Only 11 of the 16 areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Athlone, Cork City Centre, Cork City Suburbs, 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*, December 2022 found 11 properties affordable through HAP for both single people and couples. As mentioned, one of these was affordable under the standard HAP rate in Kildare. Kildare had an additional four one-bedroom properties available to rent within the discretionary HAP limit for singles and couples. The remaining six one-bedroom properties were available in Dublin.

23 properties were affordable under the discretionary HAP rate for families with one child. These plus an additional seven were available for families with two children under a discretionary HAP rate. As for single persons, the majority of HAP properties for families were located in Dublin.

Jane's Story

Jane is a single mother of two who was experiencing homelessness and struggled to find accommodation through HAP:

“I tell you what is very difficult about finding private accommodation though, you needed like a local connection so you needed to be either working and have 2 local references. Sometimes people didn’t want kids in their house and I sometimes had to pretend that I had one child or no kids when I went for interviews. It was so hard to get private rented accommodation in the town, they only wanted students or workers. The amount of houses that I seen and I would bring little Darren with me and I would tell the kids if it’s not meant for us it won’t pass us by.”

Jane’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. Jane has since found a home through the support of the Simon Community.

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 12th, 13th, and 14th of December 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 (September 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.

Tables 3-18 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* December 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. 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 December 2022 compared to September 2022

LOCATION	Total Properties December 2022	Total Properties September 2022	% Change Total Properties	Total Unique HAP Properties December 2022	Total Unique HAP Properties September 2022	% Change HAP properties
Athlone	14	11	27%	0	0	**15
Cork City Centre	43	24	79%	0	1	-100%
Cork City Suburbs	23	26	-12%	0	4	-100%
Dublin City North	117	72	63%	15	13	15%
Dublin City South	257	114	125%	8	7	14%
Dublin City Centre	134	53	153%	1	3	-67%
Dundalk	16	11	45%	6	3	100%
Galway City Suburbs	14	10	40%	0	0	**
Galway City Centre	16	5	220%	0	0	**
Kildare	66	30	120%	11	4	175%
Co Leitrim	12	10	20%	0	0	**
Limerick City Suburbs	12	6	100%	0	0	**
Limerick City Centre	13	7	86%	0	0	**
Sligo Town	2	2	0%	0	0	**
Portlaoise	2	3	-33%	0	0	**
Waterford City Centre	16	8	100%	0	0	**
Total	757	392	93%	41	35	17%

¹⁵ **Because 0 was recorded in previous study a percentage calculation is not possible.

Table 2: 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	13	14	0	0/0	0/0	0/0
Cork City Centre	36	43	0	0/0	0/0	0/0
Cork City Suburbs	17	23	0	0/0	0/0	0/0
Dublin City North	96	117	15	0/3	0/11	0/12
Dublin City South	235	257	8	0/2	0/6	0/6
Dublin City Centre	94	134	1	0/1	0/0	0/0
Dundalk	11	16	6	0/0	0/1	0/6
Galway City Suburbs	12	14	0	0/0	0/0	0/0
Galway City Centre	13	16	0	0/0	0/0	0/0
Kildare (selected)	55	66	11	1./4	0/5	0/6
Co. Leitrim	11	12	0	0/0	0/0	0/0
Limerick City Suburbs	11	12	0	0/0	0/0	0/0
Limerick City Centre	9	13	0	0/0	0/0	0/0
Sligo town	1	2	0	0/0	0/0	0/0
Portlaoise	2	2	0	0/0	0/0	0/0
Waterford City Centre	14	16	0	0/0	0/0	0/0
Total:		757	41	1/10	0/23	0/30 ¹⁶

¹⁶ 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 3: 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 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 10 ¹⁷ (14 including students and studios)	0 one beds 2 two beds: €1500-€1800, Median: €1650 3 three beds: €1000-€1800, Median: €1450			
Day two: 14 (14 including students and studios) (4 unique) ¹⁸	0 one beds 2 two beds: €1050-€1800, Median: €1550 4 three beds: €1000-€1800, Median: €1575			
Day three: 14 (14 including students and studios) (0 unique)	0 one beds 3 two beds: €1450-€1800, Median: €1800 4 three beds: €1000-€1800, Median: €1575			
Total unique HAP	0			

Athlone Summary:

- There was an average of fourteen 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 one bed properties available in Athlone during this study period.
- For two-bedroom properties, rents ranged between €1,050 - €1,800
- Rents ranged from €1,000 - €1,800 for three-bedroom properties

¹⁷ 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.

¹⁸ Properties not available from the previous day

Cork City Centre

Table 4: 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 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 25 (33 including students and studios)	7 one beds: €1204-€1600, Median: €1204 6 two beds: €1358-€2500, Median: €1650 11 three beds: €1227-€3000, Median: €2100			
Day two: 31 (40 including students and studios) (7 unique)	8 one beds: €1204-€1600, Median: €1234.5 12 two beds: €1358-€2800, Median: €1864 10 three beds: €1386-€3000, Median: €2150			
Day three: 26 (35 including students and studios) (3 unique)	7 one beds: €1024-€1600, Median: €1225 9 two beds: €1432-€2800, Median: €2000 8 three beds: €1386-€3000, Median: €2200			
Total unique HAP	0			

Cork City Centre Summary:

- There was an average of 36 properties to rent in Cork City Centre each day over the course of the study period.
- There was no properties available within standard or discretionary HAP rates within any of the four households examined.
- Monthly rents in Cork City Centre ranged from €1,204 - €1,600 for one-bedroom properties.
- Monthly rents in Cork City Centre ranged from €1,358 - €2,800 for two-bedroom properties available over the three-day study period.
- Monthly rents in Cork City Centre ranged from €1,227 - €3,000 for three-bedroom properties.
- According to daft.ie, average rents in Cork City rose 12.1% in the last year to €1,708.

Cork City Suburbs

Table 5: Cork City Suburbs 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 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 16 (16 including students and studios)	1 one beds: €1200 5 two beds: €1305-€2200, Median: €1400 6 three beds: €1400-€2400, Median: €1865			
Day two: 17 (17 including students and studios) (3 unique)	2 one beds: €1200-€1350, Median: €1275 6 two beds: €1305-€2650, Median: €2150 6 three beds: €1450-€2400, Median: €1815			
Day three: 17 (17 including students and studios) (4 unique)	3 one beds: €1073-€1350, Median: €1200 4 two beds: €1305-€2200, Median: €2150 7 three beds: €1450-€2400, Median: €1775			
Total unique HAP	0			

Cork City Suburbs Summary:

- There was an average of 17 properties available to rent in Cork City Suburbs over the course of the study period.
- No properties within standard or discretionary HAP rates were available in Cork City Suburbs for this study.
- Rents for one-bedroom properties ranged between €1,073 and €1350 over the three-day study period.
- Rent for two-bedroom properties ranged from €1,200-€2,650.
- Rent for three-bedroom properties ranged from €1,400-€2,400 in Cork City Suburbs.
- According to daft.ie, average rents in Cork County rose 7.3% in the last year and now sit at €1,305.

Dublin City North

Table 6: Dublin City North properties available within HAP

	Single Person: €900	Couple: €900	Couple/One Parent + 1 Child: €1250	Couple/One Parent + 2 Children HAP: €1275
Day one 12.12.2022	Standard Rate: 0 Discretion 50%: 3	Standard Rate: 0 Discretion 50%: 3 (3 included in single category)	Standard Rate: 0 Discretion 50%: 9	Standard Rate: 0 Discretion 50%: 10 (9 included in 1 child category)
Day two new properties 13.12.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (1 included in 1 child category)
Day three new properties 14.12.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (1 included in 1 child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 3 Total: 3	Standard Rate: 0 Homeless HAP: 3 Total: 3	Standard Rate: 0 Homeless HAP: 11 Total: 11	Standard Rate: 0 Homeless HAP: 12 Total: 12
Total number of properties available to rent each day (no cost limits)				
Day one: 89 (101 including students and studios)	29 one beds: €1179-€2235, Median: €1650 40 two beds: €1400-€3645, Median: €2300 11 three beds: €1985-€5000, Median: €2300			
Day two: 81 (90 including students and studios) (4 unique)	25 one beds: €1179-€2235, Median: €1650 37 two beds: €1407-€3645, Median: €2300 10 three beds: €1985-€5000, Median: €3375			
Day three: 86 (96 including students and studios) (12 unique)	27 one beds: €1179-€2120, Median: €1675 38 two beds: €1407-€3975, Median: €2300 12 three beds: €2000-€5000, Median: €3000			
Total unique HAP	15			

Dublin City North Summary

- There was an average of 96 properties available to rent each day in Dublin City North.
- Across the three days, there were 15 HAP properties affordable under discretionary HAP.
- There were no properties available under a standard HAP rate.
- Three properties were affordable for single people and couples under the discretionary rate.
- For households with one child, there were 12 properties affordable under Homeless HAP, all of which overlapped with the 1 available to households with two children.
- Rents in Dublin City North ranges from €1,179-€2,235 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,400-€3,645 during the study period.
- For three-bedroom properties, rents ranged from €1,985-€5,000
- According to daft.ie, average rents in Dublin City North rose 13.5% in the last year and now sit at €2,189.

Dublin City South

Table 7: Dublin City South properties available within HAP limits

	Single Person: €900	Couple: €900	Couple/One Parent + 1 Child: €1250	Couple/One Parent + 2 Children HAP: €1275
Day one 12.12.2022	Standard Rate: 0 Discretion 50%: 2	Standard Rate: 0 Discretion 50%: 2 (2 included in single category)	Standard Rate: 0 Discretion 50%: 4	Standard Rate: 0 Discretion 50%: 4 (included in 1 child category)
Day two new properties 13.12.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (included in 1 child category)
Day three new properties 14.12.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (included in 1 child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 2 Total: 2	Standard Rate: 0 Homeless HAP: 2 Total: 2	Standard Rate: 0 Homeless HAP: 6 Total: 6	Standard Rate: 0 Homeless HAP: 6 Total: 6
Total number of properties available to rent each day (no cost limits)				
Day one: 212 (219 including students and studios)	60 one beds: €1000-€3640, Median: €1900 86 two beds: €1640-€6750, Median: €2697.50 39 three beds: €2200-€6000, Median: €3500			
Day two: 216 (243 including students and studios) (19 unique)	61 one beds: €1087-€2750, Median: €2695 89 two beds: €1200-€6750, Median: €2695 38 three beds: €2200-€6000, Median: €3500			
Day three: 217 (244 including students and studios) (19 unique)	63 one beds: €1087-€3185, Median: €1900 89 two beds: €1600-€7000, Median: €2700 37 three beds: €2200-€6000, Median: €3500			
Total unique HAP	8			

Dublin City South Summary:

- There was an average of 235 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. Eight were available under discretionary rates
- For single and couples, there were two properties available under the discretionary HAP limits.
- Six properties were affordable under discretionary HAP rates for households with one and two children.
- Rents in Dublin City South ranged from €1,000-€3,640 for one-bedroom properties available.
- For two-bedroom properties, rents ranged from €1,200-€7,000.
- For three-bedroom properties, rents ranged from €2,200-€6,000.
- According to daft.ie, average rents in Dublin City South rose 14.2% in the last year and now sit at €2,357.

Dublin City Centre

Table 8: Dublin City Centre properties available within HAP limits

	Single Person: €900	Couple: €900	Couple/One Parent + 1 Child: €1250	Couple/One Parent + 2 Children HAP: €1275
Day one 12.12.2022	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 two new properties 13.12.2022	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (included in single category)	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
Day three new properties 14.12.2022	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
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 each day (no cost limits)				
Day one: 120 (122 including students and studios)	33 one beds: €1400-€3791.66, Median: €1832 76 two beds: €1975-€10,000, Median: €3393 11 three beds: €2650-€5318, Median: €4500			
Day two: 75 (78 including students and studios) (5 unique)	27 one beds: €1327-€3141.66, Median: €1850 37 two beds: €1975-€10000, Median: €3200 11 three beds: €2650-€5080, Median: €4500			
Day three: 78 (82 including students and studios) (7 unique)	26 one beds: €1327-€3141.66, Median: €1877 41 two beds: €1975-€10000, Median: €3400 11 three beds: €2650-€5318, Median: €4700			
Total unique HAP	1			

Dublin City Centre Summary

- There was an average of 94 properties available to rent in Dublin City Centre over the study period.
- There was one property available to rent within a discretionary HAP for couples or single person households. 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 €1,327- €3,791.66 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,975-€10,000.
- Rents for three-bedroom properties ranged from €2,650-€5,318
- According to daft.ie, average rents in Dublin City Centre increased by 15.4% in the last year and now sit at €2,215.

Dundalk

Table 9: Dundalk properties available within HAP limits

	Single Person: €650	Couple: €650	Couple/One Parent + 1 Child: €975	Couple/One Parent + 2 Children HAP: €1050
Day one 12.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 3 (1 included in 1 child category)
Day two new properties 13.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 1
Day three new properties 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 2
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 1 Total: 1	Standard Rate: 0 Discretion 35%: 6 Total: 6
Total number of properties available to rent each day (no cost limits)				
Day one: 12 (12 including students and studios)	1 one beds: €1250 2 two beds: €1150-€1350, Median: €1250 7 three beds: €1335-€2700, Median: €1585			
Day two: 10 (10 including students and studios) (1 unique)	1 one beds: €1250 2 two beds: €1150-€1350, Median: €1250 6 three beds: €1335-€2700, Median: €1642.50			
Day three: 12 (12 including students and studios) (3 unique)	2 one beds: €1050-€1250, Median: €1150 2 two beds: €1150-€1350, Median: €1250 6 three beds: €1235-€2700, Median: €1437.50			
Total unique HAP	6			

Dundalk Summary

- There was an average of 11 properties available to rent in Dundalk during this study period.
- Six properties were affordable under the discretionary HAP rate for households with two children. One of these were also affordable under the discretionary rates for a single child household.
- There were no properties available within HAP rates for single people or couples and there was no properties available under a standard HAP rate.
- There were two one-bedroom properties available in Dundalk over the course of this study, ranging between €1,050 and €1,250
- Two two-bedroom properties were available, with monthly rents of €1,150 and €1,350
- Rents ranged from €1,235-€2,700 for three-bedroom properties
- According to daft.ie, average rents in Co. Louth increased by 12.9% in the last year and now sit at €1,536.

Galway City Suburbs

Table 10: Galway City Suburbs properties available within HAP limits

	Single Person: €650	Couple: €650	Couple/One Parent + 1 Child: €850	Couple/One Parent + 2 Children HAP: €875
Day one 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 9 (10 including students and studios)	0 one beds 2 two beds: €2100-€3000, Median: €2550 5 three beds: €1700-€2500, Median: €2025			
Day two: 7 (8 including students and studios) (0 unique)	2 one beds: €1450-€1475, Median: €1462.50 1 two beds: €2100 5 three beds: €1700-€2500, Median: €2025			
Day three: 6 (7 including students and studios) (0 unique)	2 one beds: €1450-€1475, Median: €1462.50 1 two beds: €1350-€2500, Median: €1925 5 three beds: €1700-€2500, Median: €2025			
Total unique HAP	0			

Galway City Suburbs Summary

- There was an average of 12 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 were two one-bedroom properties available with a monthly rent of €1,450 and €1,475.
- Rents ranged from €1,350-€3,000 for two-bedroom properties.
- Rents ranged from €1,700-€2,500 for three bedroom properties.
- According to daft.ie, average rents in Galway County rose 12.4% in the last year and now sit at €1,249.

Galway City Centre

Table 11: Galway City Centre properties available within HAP limits

	Single Person: €650	Couple: €650	Couple/One Parent + 1 Child: €850	Couple/One Parent + 2 Children HAP: €875
Day one 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 14 (15 including students and studios)	2 one beds: €1400-€1950, Median: €1675 10 two beds: €1400-€2500, Median: €2292 1 three bed: €2100			
Day two: 11 (12 including students and studios) (0 unique)	2 one beds: €1400-€1950, Median: €1675 7 two beds: €1650-€2500, Median: €2384 1 three beds: €2100			
Day three: 11 (1 including students and studios) (12 unique)	2 one beds: €1400-€1950, Median: €1675 7 two beds: €1650-€2500, Median: €2384 1 three beds: €2100			
Total unique HAP	0			

Galway City Centre Summary

- There was an average 13 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 two one-bedroom properties available to rent during the study period for €1,400 and €1950.
- Rents ranged from €1,400-€2,500 for two-bedroom properties.
- There was only one three-bedroom property available to rent during the study period for €2,100 a month.
- According to daft.ie, average rents in Galway City rose 16.4% in the last year and now sit at €1,713.

Kildare

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

	Single Person: €750	Couple: €750	Couple/One Parent + 1 Child: €975	Couple/One Parent + 2 Children HAP: €1050
Day one 12.12.2022	Standard Rate: 0 Discretion 35%: 4	Standard Rate: 0 Discretion 35%: 4 (included in single category)	Standard Rate: 0 Discretion 35%: 4	Standard Rate: 0 Discretion 35%: 5 (4 included in 1 child category)
Day two new properties 13.12.2022	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 14.12.2022	Standard Rate: 1 Discretion 35%: 0	Standard Rate: 1 (included in single category) Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 1 Discretion 35%: 4 Total: 5	Standard Rate: 1 Discretion 35%: 4 Total: 5	Standard Rate: 0 Discretion 35%: 5 Total: 5	Standard Rate: 0 Discretion 35%: 6 Total: 6
Total number of properties available to rent each day (no cost limits)				
Day one: 55 (56 including students and studios)	12 one beds: €800-1700, Median: €1162 13 two beds: €1160-€2650, Median: €1700 17 three beds: €1383-€3750, Median: €2500			
Day two: 50 (51 including students and studios) (7 unique)	13 one beds: €800-€1700, Median, €1156 13 two beds: €1160-€2650, Median: €1700 15 three beds: €1383-€3300, Median: €2400			
Day three: 58 (59 including students and studios) (3 unique)	12 one beds: €750-€1700, Median, €1128 14 two beds: €1160-€2650, Median: €1625 20 three beds: €1383-€3750, Median: €2450			
Total unique HAP	11			

Kildare Summary

- There was an average of 55 properties available to rent in Kildare (selected areas) during this study period.
- 11 HAP properties were available in total.
- For single people and couples, there was one property available within a standard HAP rate and four additional properties available within the discretionary rate.
- Six properties were affordable under the discretionary HAP rate for families with two children. Five of these were also affordable under discretionary HAP rate for families with one child.
- For one-bed properties in Kildare, monthly rents ranged between €750 and €1700.
- Rents ranged from €1,160-€2,650 for two-bedroom properties.
- Rents ranged from €1,383-€3,750 for three-bedroom properties
- According to daft.ie, average rents in Kildare rose 13.6% in the last year and now sit at €1,717.

Co. Leitrim

Table 13: 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 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 11 (11 including students and studios)	1 one beds: €600 1 two beds: €950 6 three beds: €950-€1200, Median: €1000			
Day two: 12 (12 including students and studios) (1 unique)	1 one beds: €600 1 two beds: €950 7 three beds: €950-€1200, Median: €1000			
Day three: 10 (10 including students and studios) (0 unique)	1 one beds: €600 1 two beds: €950 5 three beds: €950-€1200, Median: €1000			
Total unique HAP	0			

Co. Leitrim Summary:

- There was an average of 11 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 one one-bedroom property available to rent in this study with a monthly rent of €600.
- There was one two-bedroom property available with a monthly rent of €950.
- Rents ranged from €950-€1,200 for three-bedroom properties.
- According to daft.ie, average rents in Leitrim rose by 22.3% in the last year and now sit at €907.

Limerick City Suburbs

Table 14: Limerick City Suburbs properties available within HAP limits

	Single Person: €450	Couple: €450	Couple/One Parent + 1 Child: €650	Couple/One Parent + 2 Children HAP: €700
Day one 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 10 (11 including students and studios)	1 one beds: €1000 4 two beds: €1350-€2150, Median: €1675 4 three beds: €1250-€2500, Median: €2100			
Day two: 10 (11 including students and studios) (0 unique)	1 one beds: €1000 4 two beds: €1350-€2150, Median: €1675 4 three beds: €1250-€2500, Median: €2100			
Day three: 9 (10 including students and studios) (1 unique)	1 one beds: €1000 4 two beds: €1350-€2150, Median: €1675 3 three beds: €1250-€2500, Median: €2100			
Total unique HAP	0			

Limerick City Suburbs Summary:

- There was an average of 11 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 €1,350-€2150 for two-bedroom properties
- For three-bedroom properties, rents ranged from €1,250-€2,500.
- According to daft.ie, average rents in Limerick County rose 12.4% in the last year and now sit at €1,210.

Limerick City Centre

Table 15: Limerick City Centre properties available within HAP limits

	Single Person: €450	Couple: €450	Couple/One Parent + 1 Child: €650	Couple/One Parent + 2 Children HAP: €700
Day one 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 9 (9 including students and studios)	3 one beds: €1000-€2200, Median: €1650 4 two beds: €1218-€2400, Median: €2175 0 three beds			
Day two: 10 (10 including students and studios) (2 unique)	3 one beds: €1000-€1850, Median: €1650 6 two beds: €1218-€2950, Median: €2175 0 three beds			
Day three: 8 (8 including students and studios) (2 unique)	2 one beds: €1000-€1850, Median: €1425 4 two beds: €1218-€2400, Median: €1650 0 three beds			
Total unique HAP	0			

Limerick City Centre Summary

- There was an average of nine 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 ranged from €1,000-€2,200 for one-bedroom properties.
- Rents ranged from €1,218-€2,950 for two-bedroom properties.
- There were no three-bedroom properties available.
- According to daft.ie, average rents in Limerick City rose 17.1% in the last year and now sit at €1,604.

Portlaoise

Table 16: Portlaoise properties available within HAP limits

	Single Person: €433	Couple: €433	Couple/One Parent + 1 Child: €580	Couple/One Parent + 2 Children HAP: €610
Day one 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 2 (2 including students and studios)	0 one beds: 2 two beds: €1120-€1160, Median: €1360 0 three beds			
Day two: 2 (2 including students and studios) (0 unique)	0 one beds: 2 two beds: €1120-€1160, Median: €1360 0 three beds			
Day three: 2 (2 including students and studios) (0 unique)	0 one beds: 2 two beds: €1120-€1160, Median: €1360 0 three beds			
Total unique HAP	0			

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 two properties available to rent over the course of this study in Portlaoise. There were two-bedroom properties with monthly rents of €1,120 and €1,160.
- There were no one- or three-bedroom properties available to rent
- According to daft.ie, average rents in Co. Laois rose 15% in the last year and now sit at €1,282.

Sligo Town

Table 17: 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 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 1 (2 including students and studios)	0 one beds 0 two beds: €1,200 0 three beds			
Day two: 1 (0 including students and studios) (0 unique)	0 one beds 0 two beds 0 three beds			
Day three: 1 (0 including students and studios) (0 unique)	0 one beds 0 two beds 0 three beds			
Total unique HAP	0			

Sligo Town Summary

- One two-bedroom property was available to rent in Sligo town during this study for €1,200.
- There were no one- or three-bedroom properties available to rent.
- No properties were available within standard or discretionary HAP rates.
- According to daft.ie, average rents in Sligo County rose 18.3% in the last year and now sit at €1,098.

Waterford City Centre

Table 18: 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 12.12.2022	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 13.12.2022	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 14.12.2022	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0	Standard Rate: 0 Discretion 35%: 0 Total: 0
Total number of properties available to rent each day (no cost limits)				
Day one: 16 (16 including students and studios)	1 one beds: €1100 7 two beds: €1100-€1400, Median: €1300 6 three beds: €1300-€1900, Median: €1300			
Day two: 13 (14 including students and studios) (0 unique)	0 one beds 6 two beds: €1200-€1600, Median: €1400 6 three beds: €1400-€1700, Median: €1550			
Day three: 12 (13 including students and studios) (0 unique)	0 one beds 5 two beds: €1300-€1600, Median: €1400 6 three beds: €1700			
Total unique HAP	0			

Waterford City Centre Summary:

- There was an average of 14 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 17.4% in the last year and now sit at €1,357.

About Simon Communities of Ireland

The Simon Communities support over 22,000 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 centres and soup runs.

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