



Locked Out of the Market Study in March 2023

The Gap between HAP Limits and Market Rents

Snapshot Study

March 2023

Simon Communities of Ireland

Supported by



Rialtas na hÉireann
Government of Ireland

Introduction

Locked Out of the Market is a quarterly snapshot study¹ undertaken over three consecutive days. This study was undertaken in March 2023 (13th, 14th, and 15th). This report tracks the number of properties advertised to rent within the Department of Housing, Local Government, and Heritage (DHLGH) 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-ninth snapshot study. 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. This change came into effect in the July 2020 publication.

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, 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 March 2023 *Locked Out of the Market* report shows a comparable decrease in the number of properties available to rent in the private rental market and a record low 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 Irish Rental Report from Daft.ie¹³ found that rent prices increased nationwide by 13.7% in 2022; this is the second highest year-on-year increase in market rents since the Daft Report was launched in 2005. The average national monthly rent now sits at €1,733. Significant increases were reported in both rural and urban areas. Market rents in Galway, Limerick and Waterford cities and also in County Leitrim rose by roughly 20% during 2022, by 15% in Cork and 13% in Dublin.

Increases in rents have been twinned by an ongoing contraction of supply. The Rental Report found 1,096 properties available to rent on February 1st 2023, down over 20% from the same date last year and less than one third of the 2015-2019 average for February.

Ireland has witnessed record high numbers in homelessness for seven consecutive months. Figures from the Department of Housing, Local Government and Heritage¹⁴ for January 2023 showed 11,754 people in emergency homeless accommodation in the last week of January. This represents an increase of 1% (122 people) in one month and a 28.5% increase (2,604 people) since this time last year.

In response to the scale of the homelessness crisis, the Government introduced a moratorium on no-fault evictions from November 1st 2022 to March 31st 2023. During the pandemic, moratoriums contributed to a notable fall in family homelessness, as people were kept in their homes and protected against homelessness from eviction. However, 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. While the effect of the current moratorium is still to be fully understood, it is clear that it has prevented homelessness.

The importance of this is highlighted in figures from the Residential Tenancies Board (RTB) which showed 4,741 Notices of Termination (NoT) were received in Q3 2022 before the eviction ban was introduced.¹⁵ Although not directly comparable with previous NoT reports due to a change in the processes, 887 NoTs were received 12 months prior in Q3 2021, and 472 in Q3 2020.¹⁶ A large increase in NoTs may put additional strain both the contracting rental sector and the State's capacity to provide sufficient emergency accommodation for those who are evicted in the coming months.

¹³ Irish Rental Report Q4 2022, Daft.ie. Available at: https://ww1.daft.ie/report/2022-Q4-rentalprice-daftreport.pdf?d_rd=1

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

¹⁵ RTB, *Notices of Termination (NoTs) received by the RTB from Q3 2022*, Available at: <https://www.rtb.ie/data-hub/notices-of-termination-received-by-the-rtb-from-q3-2022>

¹⁶ RTB, *Notices of Termination (NoTs) received by the RTB, Q2 2019 - Q2 2022*, Available at: <https://www.rtb.ie/data-hub/notice-of-termination-received-by-rtb>

Main Findings

Property Availability:

- The number of properties available to rent decreased by 11.2% from 757 in December 2022 to 672 available to rent at any price within the 16 study areas in March 2023.
- 70.2% (472) of properties available to rent were found in the Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).
- For the second time in the *Locked Out* series, there were no properties available within a standard HAP rate. September 2022's *Locked Out* publication was the first report to find no properties within standard HAP rates.
- In total, 29 properties were affordable through discretionary HAP limits. This is a 29.3% decrease from the previous report and a 63.7% decrease from 80 available in March 2022. For comparison, 1,055 properties were available within HAP rates two years ago in March 2021.
- 21 (72%) of the 29 properties affordable under discretionary 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.

Adam's Story

Adam is in employment and is staying at Cork Simon's Night Light emergency accommodation service. He cannot find a place to live.

"The situation was, our landlord wanted us out of there. I was online looking for accommodation for over six months. It's ridiculous. It can go from anything from €1,200 to €3,000. Every single day, I was ringing places up, and no replies, nothing. This (Night Light emergency accommodation) is a great help for me, seriously, but it's no way to live. You know what I mean like, on the floor, sleeping on the floor. I know two people, other than myself, that are full time in jobs, and they have to live here like, you know. They're stuck because they can't get accommodation. We've got everything packed, everything's packed away except for the bare essentials – what we need day to day, so we're ready to move."

Adam'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

In this study, there were no properties found to be within standard HAP rates. A total of 29 were affordable within a discretionary rate. Of the 29 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:** Eight properties were available to single persons and couples through a HAP discretionary rate. Five were available in the Dublin areas examined and the remaining three were in Kildare.
- **Couple/one parent plus one child:** 14 properties were available within discretionary HAP limits for families with one child. Ten of these were again in Dublin. The remaining four were in Dundalk.
- **Couple/one parent plus two children:** There was a total of 21 properties available to rent for households with two children under discretionary HAP rates; 14 of which overlap with properties available to one-child families.

Analysis of Findings

The March 2023 *Locked Out of the Market* report found 672 properties available to rent at any price within the 16 areas over the three dates surveyed; 11% (85 properties) decrease from the 757 available in the December 2022 *Locked Out* report.

70% (472) of properties available to rent at any price were located within the three Dublin areas studied. Portlaoise had the lowest number of homes available to rent with just three properties available over the three days. Limerick City Centre and Limerick City Suburbs had four properties available in each area. 12 of the 16 study areas experienced a decrease in the availability of properties to rent, with the exception of Athlone, Galway City Suburbs, Sligo Town, and Portlaoise.

For the second time since this the publication of this report, there were no properties available within a standard HAP rate across the four household types. 29 properties were found within a discretionary HAP rate. This is the lowest number of HAP properties recorded by the *Locked Out of the Market* series. It also signifies the lowest proportion of properties within HAP rates at 4.3% compared to 10.8% 12 months prior in March 2022.

As seen in many recent *Locked Out* reports, the supply of properties within HAP limits are predominantly available in Dublin; 21 (72.4%) of the total 29 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 discretionary HAP rates. 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* March 2023 found eight properties within discretionary HAP rates for both single people and couples. Three of these were in the Kildare areas examined and the remaining five were in Dublin.

14 properties were available within 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. The majority of HAP properties for families were again located in Dublin.

Gerry's Story

Gerry is 58 years old and has been working full-time for the past 10 years. He became homeless due to a relationship breakdown with his partner back in November 2022 and was forced to live in his car for 3 months.

Gerry was sleeping in his car during the freezing temperatures in December and January which he said was extremely difficult and he explained that he really struggled. He has been living in Emergency Accommodation in Limerick for the past month.

Gerry was diagnosed with a lung cancer in March 2020 and went through chemotherapy and radiotherapy before he got the all-clear last year. He said that sleeping in his car during the cold weather had a huge impact on his health.

He owns a house which his partner and children are living in. As Gerry has an interest in a property, he has no entitlement to social housing support, and he cannot afford the high rents in Limerick even though he is working full time. He feels stuck and can't see himself moving from emergency accommodation as there is simply no properties available. In order for Gerry to receive a Housing Assistant Payment (HAP) he has to sign over the property to his family which he is considering.

Gerry'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 13th, 14th and 15th of March 2023. 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 (December 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* March 2023 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 35% of the standard rate in June 2022. The rate for single people also increased to match that available for couples¹⁷. 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. In effect a minimum 18% increase for a single person.

¹⁷ Department of Housing, Local Government and Heritage Circular: Housing 29.2022 to the Chief Executive and each Director of Housing Services to inform local authorities of changes in the discretionary flexibility available in respect of the HAP rent limit:

1. An increase in the HAP discretion rate from the current 20% to a maximum of 35% for all local authority areas. This will apply to both new and existing tenancies.
2. Additional flexibility allowing local authorities to apply a couple rate to a single person household, where required, in recognition of the shared one-bed need. This will apply to new tenancies only

Table 1: Regional Breakdown of Total Properties and Total Properties Available within HAP and Homeless Hap Limits March 2023 compared to December 2022

LOCATION	Total Properties March 2023	Total Properties December 2022	% Change Total Properties	Total HAP Properties March 2023	Total HAP Properties December 2022	% Change HAP properties
Athlone	16	14	14%	0	0	0
Cork City Centre	15	43	-65%	0	0	0
Cork City Suburbs	22	23	-4%	0	0	0
Dublin City North	115	117	-2%	9	15	-40%
Dublin City South	255	257	-1%	10	8	25%
Dublin City Centre	102	134	-24%	2	1	100%
Dundalk	15	16	-6%	5	6	-17%
Galway City Suburbs	31	14	121%	0	0	0
Galway City Centre	15	16	-6%	0	0	0
Kildare	41	66	-38%	3	11	-73%
Co Leitrim	9	12	-25%	0	0	0
Limerick City Suburbs	4	12	-67%	0	0	0
Limerick City Centre	4	13	-69%	0	0	0
Sligo Town	10	2	400%	0	0	0
Portlaoise	3	2	50%	0	0	0
Waterford City Centre	15	16	-6%	0	0	0
Total	672	757	-11%	29	41	-29%

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	12	16	0	0/0	0/0	0/0
Cork City Centre	11	15	0	0/0	0/0	0/0
Cork City Suburbs	15	22	0	0/0	0/0	0/0
Dublin City North	100	115	9	0/2	0/5	0/7
Dublin City South	229	255	10	0/2	0/5	0/8
Dublin City Centre	97	102	2	0/1	0/0	0/1
Dundalk	12	15	5	0/0	0/4	0/5
Galway City Suburbs	26	31	0	0/0	0/0	0/0
Galway City Centre	12	15	0	0/0	0/0	0/0
Kildare (selected)	37	41	3	0/3	0/0	0/0
Co. Leitrim	7	9	0	0/0	0/0	0/0
Limerick City Suburbs	3	4	0	0/0	0/0	0/0
Limerick City Centre	4	4	0	0/0	0/0	0/0
Sligo town	9	10	0	0/0	0/0	0/0
Portlaoise	3	3	0	0/0	0/0	0/0
Waterford City Centre	10	15	0	0/0	0/0	0/0
Total:		672	29	0/8	0/14	0/21 ¹⁸

¹⁸ 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 13.03.2023	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 14.03.2023	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 15.03.2023	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 ¹⁹ (14 including students and studios)	1 one beds: €650 4 two beds: €1,500-€1,800, Median: €1,645 1 three beds: €1,700			
Day two: 12 (12 including students and studios) (2 unique) ²⁰	0 one beds 5 two beds: €1,500-€1,800, Median: €1,750 2 three beds: €1,500-€1,700, Median: €1,600			
Day three: 10 (10 including students and studios) (10 unique)	0 one beds 4 two beds: €1,500-€1,800, Median: €1,645 1 three beds: €1,500			
Total unique HAP	0			

Athlone Summary:

- There was an average of 12 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 one one-bed property available in Athlone during this study period with a €650 monthly rent. This was only available on Day 1 of the study.
- For two-bedroom properties, rents ranged between €1,500 - €1,800
- Rents ranged from €1,500 - €1,700 for three-bedroom properties

¹⁹ 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.

²⁰ New 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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 12 (33 including students and studios)	2 one beds: €1,750-€1,800, Median: €1,898 5 two beds: €1,545-€2,400, Median: €1,924 4 three beds: €2,100-€3,500, Median: €2,900			
Day two: 31 (40 including students and studios) (7 unique)	3 one beds: €1,149-€1,800, Median: €1,1750 4 two beds: €1,586-€2,400, Median: €1,924 3 three beds: €1,800-€3,500, Median: €2,900			
Day three: 26 (35 including students and studios) (3 unique)	2 one beds: €1,750-€1,800, Median: €1,775 4 two beds: €1,800-€2,400, Median: €1,924 3 three beds: €1,800-€3,500, Median: €2,300			
Total unique HAP	0			

Cork City Centre Summary:

- There was an average of 11 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 €1,149 - €1,800 for one-bedroom properties.
- Monthly rents in Cork City Centre ranged from €1,545 - € 2,400 for two-bedroom properties available over the three-day study period.
- Monthly rents in Cork City Centre ranged from €1,800 - €3,500 for three-bedroom properties.
- According to daft.ie, average rents in Cork City rose 14.9% in the last year to €1,768.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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)	0 one beds 6 two beds: €1,485-€2,220, Median: €1,849 4 three beds: €2,200-€2,800, Median: €2,450			
Day two: 14 (14 including students and studios) (2 unique)	1 one beds: €1,500 7 two beds: €1,485-€2,200, Median: €1,800 4 three beds: €2,200-€2,800, Median: €2,450			
Day three: 14 (14 including students and studios) (4 unique)	1 one beds: €1,500 4 two beds: €1,800-€2,100, Median: €1,849 7 three beds: €2,000-€4,500, Median: €2,400			
Total unique HAP	0			

Cork City Suburbs Summary:

- There was an average of 15 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.
- There was one one-bedroom property available to rent over the course of this study in Cork City Suburbs with a monthly rent of €1,500. This property was available on day two and three.
- Rent for two-bedroom properties ranged from €1,485-€2,200.
- Rent for three-bedroom properties ranged from €2,200-€4,500 in Cork City Suburbs.
- According to daft.ie, average rents in Cork County rose 9.1% in the last year and now sit at €1,327.

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 13.03.2023	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 1 (included in single category)	Standard Rate: 0 Homeless HAP 50%: 3	Standard Rate: 0 Homeless HAP 50%: 4 (3 included in 1 child category)
Day two new properties 14.03.2023	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 1 (1 included in 1 child category)
Day three new properties 15.03.2023	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 1 (included in single category)	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 2 (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: 5 Total: 5	Standard Rate: 0 Homeless HAP: 7 Total: 7
Total number of properties available to rent each day (no cost limits)				
Day one: 75 (91 including students and studios)	19 one beds: €962-€2,200, Median: €1,800 25 two beds: €1,550-€3,700, Median: €2,200 21 three beds: €3,675-€5,000, Median: €3,000			
Day two: 83 (101 including students & studios) (13 unique)	21 one beds: €1,150-€2,269, Median: €1,800 28 two beds: €1,550-€3,700, Median: €2,250 21 three beds: €2,300-€5,000, Median: €3,000			
Day three: 89 (108 including students & studios) (11 unique)	25 one beds: €1,150-€2,350, Median: €1,800 29 two beds: €1,550-€3,700, Median: €2,250 22 three beds: €1,900-€5,000, Median: €3,000			
Total unique HAP	9			

Dublin City North Summary

- There was an average of 100 properties available to rent each day in Dublin City North.
- Across the three days, there were 9 HAP properties affordable under discretionary HAP.
- There were no properties available under a standard HAP rate.
- Two properties were affordable for single people and couples under the discretionary rate.
- For households with one child, there were five properties affordable under Homeless HAP, all of which plus an additional two were available to households with two children.
- Rents in Dublin City North ranges from €962 -€2,350 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,550-€3,700 during the study period.
- For three-bedroom properties, rents ranged from €1,900-€5,000
- According to daft.ie, average rents in Dublin City North rose 11.9% in the last year and now sit at €2,245.

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 13.03.2023	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1 (included in single category)	Standard Rate: 0 Discretion 50%: 4	Standard Rate: 0 Discretion 50%: 7 (4 included in 1 child category)
Day two new properties 14.03.2023	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 1	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
Day three new properties 15.03.2023	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: 5 Total: 5	Standard Rate: 0 Homeless HAP: 8 Total: 8
Total number of properties available to rent each day (no cost limits)				
Day one: 203 (230 including students and studios)	48 one beds: €1,340-€4,350, Median: €1,900 82 two beds: €1,679-€10,000, Median: €2,775 45 three beds: €1,500-€9,000, Median: €2,775			
Day two: 202 (232 including students and studios) (16 unique)	45 one beds: €1,000-€4,350, Median: €1,900 83 two beds: €1,679-€10,000, Median: €2,800 47 three beds: €2,665-€9,000, Median: €3,500			
Day three: 198 (226 including students and studios) (9 unique)	37 one beds: €1,398-€4,350, Median: €1,900 84 two beds: €1,784-€10,000, Median: €2,812 49 three beds: €2,665-€9,000, Median: €3,500			
Total unique HAP	10			

Dublin City South Summary:

- There was an average of 229 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.
- Five properties were affordable under Homeless HAP rates for households with one child.
- For households with two children, there was a total of 8 properties affordable under Homeless HAP rates.
- Rents in Dublin City South ranged from €1,000-€4,350 for one-bedroom properties available.
- For two-bedroom properties, rents ranged from €1,679-€10,000.
- For three-bedroom properties, rents ranged from €2,665-€9,000.
- According to daft.ie, average rents in Dublin City South rose 13.2% in the last year and now sit at €2,427.

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 13.03.2023	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 two new properties 14.03.2023	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0	Standard Rate: 0 Discretion 50%: 0
Day three new properties 15.03.2023	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
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: 1 Total: 1
Total number of properties available to rent each day (no cost limits)				
Day one: 120 (122 including students and studios)	31 one beds: €1,400-€3,683.33, Median: €2,000 46 two beds: €2,080-€4,900, Median: €3,041 9 three beds: €1,892-€4,995, Median: €4,000			
Day two: 75 (78 including students and studios) (5 unique)	34 one beds: €1,431-€3,583.33, Median: €3,041 44 two beds: €2,080-€4,900, Median: €3,041 9 three beds: €1,892-€4,996, Median: €3,950			
Day three: 78 (82 including students and studios) (7 unique)	32 one beds: €1,200-€3,683.33, Median: €2,047.50 46 two beds: €2,250-€4,900, Median: €3,147.50 13 three beds: €1,892-€4,996, Median: €3,950			
Total unique HAP	2			

Dublin City Centre Summary

- There was an average of 91 properties available to rent in Dublin City Centre over the study period.
- There was one property available to rent within a Homeless HAP for couples or single person households.
- There was also one property available for families with two children within the Homeless HAP rate.
- 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 €1,200- €3,683.33 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €2,250-€4,900.
- Rents for three-bedroom properties ranged from €1,892-€4,996
- According to daft.ie, average rents in Dublin City Centre increased by 14.9% in the last year and now sit at €2,293.

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 13.03.2023	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 14.03.2023	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 2	Standard Rate: 0 Discretion 35%: 2 (2 included in 1 child category)
Day three new properties 15.03.2023	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%: 4 Total: 4	Standard Rate: 0 Discretion 35%: 5 Total: 5
Total number of properties available to rent each day (no cost limits)				
Day one: 10 (10 including students and studios)	2 one beds: €950-€950, Median: €950 2 two beds: €1,100-€1,175, Median: €1,137.50 3 three beds: €1,400-€2,500, Median: €1,600			
Day two: 13 (13 including students and studios) (3 unique)	2 one beds: €950-€950, Median: €950 4 two beds: €1,100-€1,263, Median: €1,151.50 3 three beds: €1,400-€2,500, Median: €1,600			
Day three: 13 (13 including students and studios) (2 unique)	3 one beds: €950-€975, Median: €950 2 two beds: €1,100-€1,175, Median: €1,137.50 4 three beds: €1,400-€2,500, Median: €1,725			
Total unique HAP	5			

Dundalk Summary

- There was an average of 12 properties available to rent in Dundalk during this study period.
- Five properties were affordable under the discretionary HAP rate for households with two children. Four 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 three one-bedroom properties available in Dundalk over the course of this study, ranging between €950 and €975
- Rents for two-bedroom properties ranged from €1,100 and €1,263
- Rents ranged from €1,400-€2,500 for three-bedroom properties
- According to daft.ie, average rents in Co. Louth increased by 11.1% in the last year and now sit at €1,550.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 26 (27 including students and studios)	2 one beds: €1,100-€1,733.33, Median: €1,400 11 two beds: €1,733.33-€2,500, Median: €2,500 5 three beds: €1,815-€3,600, Median: €3,000			
Day two: 27 (28 including students and studios) (3 unique)	2 one beds: €1,100-€1,300, Median: €1,200 12 two beds: €1,700-€2,500, Median: €2,500 5 three beds: €1,500-€3,600, Median: €3,000			
Day three: 22 (23 including students and studios) (1 unique)	1 one beds: €1,300 11 two beds: €1,600-€2,500, Median: €2,500 4 three beds: €1,500-€3,600, Median: €3,000			
Total unique HAP	0			

Galway City Suburbs Summary

- There was an average of 26 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 three one-bedroom properties available with monthly rent ranging between €1,100 and €1733.33.
- Rents ranged from €1,600-€2,500 for two-bedroom properties.
- Rents ranged from €1,500-€3,600 for three bedroom properties.
- According to daft.ie, average rents in Galway County rose 13.8% in the last year and now sit at €1,295.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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)	1 one beds: €1,650 4 two beds: €1,680-€2,150, Median: €2,050 1 three beds: €3,150			
Day two: 12 (13 including students and studios) (5 unique)	1 one beds: €950 4 two beds: €1,680-€2,333, Median: €2,125 2 three beds: €1,890-€1,975, Median: €1,932.50			
Day three: 13 (14 including students and studios) (2 unique)	1 one beds: €950 5 two beds: €1,350-€2,333, Median: €1,950 2 three beds: €1,890-€1,975, Median: €1,932.50			
Total unique HAP	0			

Galway City Centre Summary

- There was an average 12 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 €950 and €1,650.
- Rents ranged from €1,350-€2,150 for two-bedroom properties.
- Rents ranged from €1,890-€3,150 for three-bedroom properties.
- According to daft.ie, average rents in Galway City rose 19.4% in the last year and now sit at €1,796.

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 13.03.2023	Standard Rate: 0 Discretion 35%: 1	Standard Rate: 0 Discretion 35%: 1 (included in single category)	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day two new properties 14.03.2023	Standard Rate: 0 Discretion 35%: 2	Standard Rate: 0 Discretion 35%: 2 (2 included in single category)	Standard Rate: 0 Discretion 35%: 0	Standard Rate: 0 Discretion 35%: 0
Day three new properties 15.03.2023	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%: 3 Total: 3	Standard Rate: 0 Discretion 35%: 3 Total: 3	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: 28 (33 including students and studios)	5 one beds: €800-€1,500, Median: €1,137 9 two beds: €1,650-€1,800, Median: €1,650 10 three beds: €1,800-€3,750, Median: €2,050			
Day two: 32 (36 including students and studios) (3 unique)	8 one beds: €800-€2,000, Median: €1,118.50 3 two beds: €1,500-€2,000, Median: €1,714 10 three beds: €1,700-€3,750, Median: €2,100			
Day three: 36 (41 including students and studios) (5 unique)	10 one beds: €800-€2,000, Median: €1,118.50 9 two beds: €1,500-€1,850, Median: €1,750 12 three beds: €1,700-€3,750, Median: €2,100			
Total unique HAP	3			

Kildare Summary

- There was an average of 37 properties available to rent in Kildare (selected areas) during this study period.
- 3 one-bedroom properties were available under discretionary HAP rates for singles and couples.
- There were no properties available under a standard HAP rate.
- For one-bed properties in Kildare, monthly rents ranged between €800 and €2,000.
- Rents ranged from €1,500-€2,000 for two-bedroom properties.
- Rents ranged from €1,700-€3,750 for three-bedroom properties
- According to daft.ie, average rents in Kildare rose 12.3% in the last year and now sit at €1,735.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 8 (8 including students and studios)	1 one beds: €800 1 two beds: €1050 5 three beds: €825-€1,200, Median: €950			
Day two: 7 (7 including students and studios) (1 unique)	0 one beds 0 two beds 6 three beds: €825-€1,200, Median: €1,075			
Day three: 5 (5 including students and studios) (0 unique)	0 one beds 0 two beds 4 three beds: €825-€1,200, Median: €1,075			
Total unique HAP	0			

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 was one one-bedroom property available to rent in this study with a monthly rent of €800.
- There was one two-bedroom property available to rent in this study with a monthly rent of €1,050.
- Rents ranged from €825-€1,200 for three-bedroom properties.
- According to daft.ie, average rents in Leitrim rose by 19.4% in the last year and now sit at €930.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 3 (3 including students and studios)	0 one beds 1 two beds: €1,300 0 three beds			
Day two: 3 (3 including students and studios) (0 unique)	0 one beds 1 two beds: €1,300 0 three beds			
Day three: 3 (3 including students and studios) (1 unique)	0 one beds 1 two beds: €1,300 1 three beds: €1,450			
Total unique HAP	0			

Limerick City Suburbs Summary:

- There was an average of three 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 no one-bedroom property available to rent in Limerick City Suburbs over the course of this study.
- There was one two-bedroom property available to rent for €1,300.
- There was one three-bedroom property available to rent over the study period for €1,450.
- According to daft.ie, average rents in Limerick County rose 17.2% in the last year and now sit at €1,272.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 4 (4 including students and studios)	2 one beds: €1,150-€2,250, Median: €2,125 2 two beds: €2,000-€2,150, Median: €1,850 0 three beds			
Day two: 4 (4 including students and studios) (0 unique)	2 one beds: €1,550-€2,250, Median: €2,125 2 two beds: €2,000-€2,150, Median: €1,850 0 three beds			
Day three: 3 (3 including students and studios) (0 unique)	2 one beds: €1,550-€2,250, Median: €2,125 1 two beds: €2,150 0 three beds			
Total unique HAP	0			

Limerick City Centre Summary

- There was an average of four 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 €1,150-€2,250 for one-bedroom properties.
- Rents ranged from €2,000-€2,150 for two-bedroom properties.
- There were no three-bedroom properties available.
- According to daft.ie, average rents in Limerick City rose 18.9% in the last year and now sit at €1,673.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 3 (3 including students and studios)	0 one beds 1 two beds: €1,500 2 three beds: €1,110-€1,200, Median: €1,155			
Day two: 3 (3 including students and studios) (0 unique)	0 one beds 1 two beds: €1,500 2 three beds: €1,110-€1,200, Median: €1,155			
Day three: 3 (3 including students and studios) (0 unique)	0 one beds 1 two beds: €1,500 2 three beds: €1,110-€1,200, Median: €1,155			
Total unique HAP	0			

Portlaoise Summary

- There was an average of three properties available to rent in Portlaoise over the course of this study.
- There were no properties available to rent within standard or discretionary HAP limits.
- In total, there were three properties available to rent over the course of this study in Portlaoise.
- There were no one-bedroom properties available to rent.
- There was one two-bedroom property available with a monthly rent of €1,500.
- There were two three-bedroom properties with monthly rents of €1,110 and €1,200.
- According to daft.ie, average rents in Co. Laois rose 12.8% in the last year and now sit at €1,292.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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)	0 one beds 3 two beds: €950-€1,200, Median: €950 4 three beds: €1,250-€1,500, Median: €1,350			
Day two: 9 (9 including students and studios) (1 unique)	0 one beds 2 two beds: €950-€1,200, Median: €950 5 three beds: €1,100-€1,500, Median: €1,300			
Day three: 8 (8 including students and studios) (1 unique)	0 one beds 2 two beds: €950-€950, Median: €950 4 three beds: €1,100-€1,500, Median: €1,275			
Total unique HAP	0			

Sligo Town Summary

- There was an average of nine properties available to rent in Sligo Town over the course of this study.
- There were no properties available to rent within standard or discretionary HAP limits.
- There were no one-bedroom properties available to rent.
- Rents ranged from €950-€1,200 for two-bedroom properties
- For three bedroom properties, rents ranges between €1,100 and €1,500.
- According to daft.ie, average rents in Sligo County rose 15.4% in the last year and now sit at €1,109.

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 13.03.2023	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 14.03.2023	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 15.03.2023	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: 12 (13 including students and studios)	5 one beds: €750-€1,450, Median: €900 4 two beds: €1,100-€1,600, Median: €1,425 3 three beds: €1,800-€1,900, Median: €1,800			
Day two: 6 (7 including students and studios) (0 unique)	3 one beds: €750-€1,000, Median: €900 0 two beds 3 three beds: €1,800-€1,900, Median: €1,800			
Day three: 8 (9 including students and studios) (2 unique)	2 one beds: €750-€900, Median: €825 2 two beds: €1,350-€1,600, Median: €1,475 4 three beds: €1,300-€1,900, Median: €1,800			
Total unique HAP	0			

Waterford City Centre Summary:

- There was an average of 10 properties available to rent in Waterford City Centre each day over this snapshot study.
- No properties were available to rent within standard or discretionary HAP limits.
- Rent for one-bedroom properties ranged from €750-€1,450
- Rent ranged from €1,100-€1,600 for two-bedroom properties.
- For three-bedroom properties, rent ranged from €1,300-€1,900 in Waterford City Centre.
- According to daft.ie, average rents in Waterford City rose 20.2% in the last year and now sit at €1,432.

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.

For further Information, contact:

Wayne Stanley
Executive Director and National Spokesperson

e: wayne.stanley@simoncommunity.com

p: 087 799 3860

w: simon.ie

