



Locked Out of the Market Study in September 2023

The Gap between HAP Limits and Market Rents

Snapshot Study

October 2023

Simon Communities of Ireland

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Introduction

Locked Out of the Market is a quarterly snapshot study¹ undertaken over three consecutive days. This study was undertaken in September 2023 (18th, 19th, and 20th). 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 31st 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-bedroom units 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 child 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 on 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 September 2023 *Locked Out of the Market* report shows a further decrease in the number of properties available to rent in the private rental market and available through HAP since June 2023. 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 Daft.ie Rental Price Report¹³ found that rent prices experienced a 10.7% year-on-year increase in Q2 2023. This is the seventh consecutive quarter of double-digit increases, but is a slowdown relative to the peak inflation rate of 14.1% seen in 2022 Q3. The average national monthly rent now sits at €1,792. Significant increases over the year were reported in both rural and urban areas, with County Mayo experiencing the highest year-on-year increase in rental prices at 24.3%, followed closely by Roscommon with a 22.8% increase. Compared to the start of 2023, rents in Dublin have risen by 0.9% compared to an average of 2.6% for the other cities and 6.5% outside cities.

Increases in rents have been twinned with an ongoing contraction of supply. The Daft.ie Rental price Report found nearly 1,200 available to rent on August 1st 2023. This figure is up almost two thirds on the same date a year earlier, but it is only half the number available on the same date in 2021.

The number of people in homelessness continues to increase, with a new record-high reached every month until July, before dropping by 156 persons in August 2023. The latest figures from the Department of Housing, Local Government and Heritage¹⁴ reported that 12,691 people were living in emergency homeless accommodation in the last week of August. This represents a 17% increase (1,886 people) since the same time last year.

In response to the scale of the homeless 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. The fall in homelessness was also attributed to an increased capacity to secure homes for those in homelessness to successfully move on. However, this fall was not mirrored among single people and homelessness in this group continued to rise.

While the effect of the most recent moratorium is still to be fully understood, it is clear that it prevented homelessness, particularly again among families. Between the last week of October 2022 and March 2023 while the moratorium was in place, family homeless numbers remained steady with a 2% increase (or 38 families) recorded over the six-month period. Since the end of Quarter 1 2023, there was a 10% increase in the number of families entering homelessness (165 families) and by the end of Quarter 2 2023, there were 1,804 families accessing emergency accommodation - an increase of 420 families (30%) on the total recorded at end of Quarter 2 2022¹⁵. By August 2023, there were a record-breaking 3,895 children living in emergency homeless accommodation across the country.

Increases in family homelessness may be reflective of turmoil in the private rental market highlighted by figures from the Residential Tenancies Board (RTB). The RTB reported that 19,558

¹³ Daft.ie Rental Price Report Q2 2023, Daft.ie. Available at: https://ww1.daft.ie/report/2023-Q2-rentalprice-daftreport.pdf?d_rd=1

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

¹⁵ Department of Housing, Local Government and Heritage (2023) *Homeless Quarterly Progress Report, Q2 2023*. Available at: <https://www.gov.ie/pdf/?file=https://assets.gov.ie/265835/5fc0fd0d-d4a4-43fb-8a51-1ac7e6a996a2.pdf#page=null>

Notices of Termination (NoTs) were received between Q3 2022 and Q2 2023.¹⁶ Although not directly comparable with previous NoT reports due to a change in processes, 4,643 NoTs were received in the same time period 12 months prior, between Q3 2021 and Q2 2022.¹⁷ Some 63% of NoTs were issued as the landlord intends to sell the property (3,633) or move a family member into the property (766). A large increase in NoTs may put additional strain both on the contracting rental sector and the State's capacity to provide sufficient emergency accommodation for those who are evicted in the coming months.

Main Findings

Property Availability:

- This report found that there were only 27 properties available within standard or discretionary HAP limits nationwide. This is the lowest number recorded across the 31 Simon Communities' *Locked Out of the Market* snapshot studies.
- Just 3% of all properties available to rent examined in this study are available through HAP. For comparison, in 2021, on average, 27% of all properties examined in the *Locked Out of the Market* series were available through HAP.
- Only three of these properties were available to rent within standard HAP rates. These were located in Kildare and Galway City Centre and were suitable for a single person or a couple. The other 24 properties were available within discretionary HAP limits.
- 16 (59%) of the 27 HAP properties 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 8 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 Cork City Centre, Cork City Suburbs, Galway City Suburbs, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise.
- The number of properties available to rent at any price within the 16 study areas decreased slightly by 3.5% from 934 in June 2023 to 901 in September 2023.
- 74% (673) of properties available to rent were found in the three Dublin areas examined (Dublin City Centre, Dublin City North and Dublin City South).

Voices of Those Locked Out

Liam

"I've been homeless four years. I thought, yeah, I'll have a place in a year or so, tops. Four and a half years and I'm still here (emergency shelter). It's not only the problem of getting a place, it's the problem of actually keeping to afford to pay the place. I'm on disability (Disability Allowance), so how would someone like me be able to afford a place for a thousand euro, on disability? Now I know I'd have HAP, but HAP only covers you a certain amount. It's budgeting everything. You have to pay ESB, heating, the whole lot. No wonder why people are becoming homeless like."

¹⁶ RTB, *Notices of Termination (NoTs) received by the RTB from Q2 2023*, Available at:

https://www.rtb.ie/images/uploads/general/NoTs_Received_RTb_Q2_2023_V1-10.08.2023_1.pdf

¹⁷ RTB, *Notices of Termination (NoTs) received by the RTB, Q2 2019 - Q2 2023*, Available at:

<https://www.rtb.ie/data-hub/notice-of-termination-received-by-rtb>



Household Types

The study found a total of 27 properties available to rent within HAP limits across the 16 study areas in at least one of the four household categories. Three properties were available within standard limits and the remaining 24 were available under discretionary HAP.

- **Single Persons and Couples:** Three properties were available to single persons and couples through a standard HAP rate. An additional 8 were available through discretionary HAP rates. 2 were located in Kildare and 1 in Galway City Centre.
- **Couple/One parent plus One Child:** 15 properties were available to families with 1 child through HAP. 10 of these were located in the Dublin region. No properties were available within standard HAP limits for these household types.
- **Couple/One parent plus Two Children:** There was a total of 14 properties available to rent for households with 2 children under discretionary HAP rates; almost all overlap with properties available to one-child families. As above, no properties were available within standard HAP limits for households with 2 children.

Analysis of Findings

The September 2023 *Locked Out of the Market* report found 901 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 3.5% (33) decrease from the 934 properties available in the June 2023 *Locked Out* report.

75% (673) of properties available to rent at any price were located within the three Dublin areas studied. Sligo had the lowest number of homes available to rent with just three properties available over the three days. Portlaoise had six properties available during the study period. 9 of the 16 study areas experienced a decrease in the availability of properties to rent. These were Athlone (-13%), Cork City Centre (-27%), Dublin City North (-13%), Dublin City Centre (-13%), Dundalk (-55%), Galway City Suburbs (-59%), Galway City Centre (-22%), Limerick City Centre (-13%), and Limerick City Centre (-23%).

In June 2023, *Locked Out of the Market* recorded 50 properties available within HAP rates, while the September 2023 report recorded 27 properties available within standard and discretionary HAP limits, the lowest on record; representing a 46% decrease since June 2023. This means that just 3% of all properties available to rent examined in this study are available through HAP. This scarcity of HAP properties echoes the March 2023 *Locked Out* report which found there to be 29 properties available nationwide. For comparison, in 2021, on average, 27% of all properties examined in the *Locked Out of the Market* series were available through HAP.

As seen in many recent *Locked Out* reports, the supply of properties within HAP limits are predominantly available in Dublin; 16 (59%) of the total 27 HAP properties were found in the three Dublin areas examined. Four areas outside of Dublin had properties available within discretionary HAP limits. These were Athlone (1 property), Galway City Suburbs (1 property) Kildare (5 properties) and Waterford City Centre (1 property). In Dublin the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 35% elsewhere in the country. 8 of the 16 areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Cork City Centre, Cork City Suburbs, Galway City Suburbs, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

Single person households received an increased HAP rate to match that available to couples in June 2022. *Locked Out of the Market* September 2023 found 3 properties within standard HAP limits and

an additional 8 within discretionary limits for both single people and couples. The majority of these were located in Dublin and Kildare.

15 properties were available within standard and discretionary HAP rates for families with one child. These plus an additional 14 were available for families with two children under a discretionary HAP rate. The majority of HAP properties for families were again located in Dublin.

Voices of those Locked Out

Fiona

“I don’t look on them (rental websites) anymore. I don’t because I was doing it all the time. Very hard to find a place. Very, very hard. There’s not even a point emailing your details because there’s no one gonna get back to you because the house is already gone. I remember when I was viewing places years ago, I was viewing up to five, six houses a day like and now you wouldn’t even get that in a year.”

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 18th, 19th, 20th of September 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 (June 2023).

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* June 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 was also increased to match that available for couples¹⁸. Prior to these recent changes, the standard rate

¹⁸ 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:

for a single person in, for example, Cork City was €550 which 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 September 2023 compared to June 2023

| LOCATION | Total Properties June 2023 | Total Properties September 2023 | % Change Total Properties | Total HAP Properties June 2023 | Total HAP Properties September 2023 | % Change HAP properties |
|-----------------------|----------------------------|---------------------------------|---------------------------|--------------------------------|-------------------------------------|-------------------------|
| Athlone | 8 | 7 | -13% | 0 | 1 | 100% |
| Cork City Centre | 45 | 33 | -27% | 0 | 0 | 0 |
| Cork City Suburbs | 28 | 28 | - | 1 | 0 | -100% |
| Dublin City North | 161 | 140 | -13% | 14 | 10 | -29% |
| Dublin City South | 373 | 404 | 8% | 22 | 5 | -77% |
| Dublin City Centre | 148 | 129 | -13% | 1 | 1 | 0 |
| Dundalk | 22 | 10 | -55% | 7 | 3 | -57% |
| Galway City Suburbs | 29 | 12 | -59% | 1 | 0 | -1 |
| Galway City Centre | 23 | 18 | -22% | 0 | 1 | 100% |
| Kildare | 40 | 66 | 65% | 4 | 5 | 25% |
| Co Leitrim | 9 | 9 | - | 0 | 0 | 0 |
| Limerick City Suburbs | 8 | 7 | -13% | 0 | 0 | 0 |
| Limerick City Centre | 13 | 10 | -23% | 0 | 0 | 0 |
| Sligo Town | 2 | 3 | 50% | 0 | 0 | 0 |

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

| | | | | | | |
|-----------------------|------------|------------|--------------|-----------|-----------|-------------|
| Portlaoise | 1 | 6 | 500% | 0 | 0 | 0 |
| Waterford City Centre | 24 | 19 | 21% | 0 | 1 | 100% |
| Total | 934 | 901 | -3.5% | 50 | 27 | -46% |

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 | 5 | 7 | 1 | 0/1 | 0/0 | 0/0 |
| Cork City Centre | 27 | 33 | 0 | 0/0 | 0/0 | 0/0 |
| Cork City Suburbs | 22 | 28 | 0 | 0/0 | 0/0 | 0/0 |
| Dublin City North | 125 | 140 | 10 | 0/5 | 0/5 | 0/5 |
| Dublin City South | 335 | 404 | 5 | 0/1 | 0/4 | 0/4 |
| Dublin City Centre | 118 | 129 | 1 | 0/0 | 0/1 | 0/1 |
| Dundalk | 9 | 10 | 3 | 0/0 | 0/2 | 0/3 |
| Galway City Suburbs | 8 | 12 | 0 | 0/0 | 0/0 | 0/0 |
| Galway City Centre | 15 | 18 | 1 | 1/0 | 0/0 | 0/0 |
| Kildare (selected) | 56 | 66 | 5 | 2/0 | 0/3 | 0/3 |
| Co. Leitrim | 8 | 9 | 0 | 0/0 | 0/0 | 0/0 |
| Limerick City Suburbs | 4 | 7 | 0 | 0/0 | 0/0 | 0/0 |
| Limerick City Centre | 7 | 10 | 0 | 0/0 | 0/0 | 0/0 |
| Sligo town | 2 | 3 | 0 | 0/0 | 0/0 | 0/0 |
| Portlaoise | 6 | 6 | 0 | 0/0 | 0/0 | 0/0 |
| Waterford City Centre | 15 | 19 | 1 | 0/1 | 0/0 | 0/0 |
| Total: | | 901 | 27 | 3/8 | 0/15 | 0/16¹⁹ |

¹⁹ 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 18.09.2023 | Standard Rate: 0 Discretion 35%: 1 | Standard Rate: 0 Discretion 35%: 1 | Standard Rate: 0 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 0 |
| Day two new properties 19.09.2023 | 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 20.09.2023 | 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: 1 | Standard Rate: 0 Discretion 35%: 0 Total: 1 | 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: 6 ²⁰ (6 including students and studios) | 2 one beds: €500 - €1,020, Median: €760 4 two beds: €1,135-€2,000, Median: €1,389 0 three beds | | | |
| Day two: 5 (5 including students and studios) (1 unique) ²¹ | 2 one beds: € 500-€1,020, Median: €760 3 two beds: €1,278-€1,800, Median: €1,500 0 three beds | | | |
| Day three: 5 (5 including students and studios) (0 unique) | 2 one beds: €500-€1,020, Median: €760 3 two beds: €1,278-€1,800, Median: €1,500 0 three beds | | | |
| Total unique HAP | 1 | | | |

Athlone Summary:

- There was an average of 5 properties to rent in Athlone each day during this study period.
- There was 1 property available within HAP rates in Athlone for any of the four household types studied.
- There were no 'three-bed or more' properties available in Athlone during this study period.
- For two-bedroom properties, rents ranged between €1,135 and €1,800.

²⁰ 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.

²¹ 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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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: 21 (26 including students and studios) | 2 one beds: €1600-€1950, Median: €1,775 10 two beds: €1,587-€2,500, Median: €1,625 2 three beds: €2,000-€3,450 Median: €2,725 | | | |
| Day two: 24 (28 including students and studios) (5 unique) | 3 one beds: €1,950-€2,000, Median: €2,000 9 two beds: €1,587-€2,600, Median: €1,838 4 three beds: €2,000-€3,450, Median: €2,600 | | | |
| Day three: 23 (26 including students and studios) (2 unique) | 2 one beds: €1,950-€2,000, Median: €1,975 8 two beds: €1,587-€2,600, Median: €1,631 5 three beds: €1,580-€2,500, Median: €2,000 | | | |
| Total unique HAP | 0 | | | |

Cork City Centre Summary:

- There was an average of 23 properties to rent in Cork City Centre each day over the course of the study period.
- There were no properties available within standard or discretionary HAP rates within any of the four households examined.
- Monthly rents in Cork City Centre ranged from €1,600 - €2,000 for one-bedroom properties.
- Monthly rents in Cork City Centre ranged from €1,587 - € 2,600 for two-bedroom properties available over the three-day study period.
- Monthly rents in Cork City Centre ranged from €1,580 - €3,458 for three-bedroom properties.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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: 22 (23 including students and studios) | 0 one beds 10 two beds: €1,439-€2,229, Median: €1,925 7 three beds: €1,438-€2,800, Median: €2,100 | | | |
| Day two: 21 (22 including students and studios) (2 unique) | 1 one beds: €1,450 10 two beds: €1,439-€2,229, Median: €1,925 7 three beds: €1,438-€2,800, Median: €2,100 | | | |
| Day three: 21 (22 including students and studios) (3 unique) | 0 one beds 13 two beds: €1,435-€2,229, Median: €1,800 6 three beds: €1,438-€2,800, Median: €2,150 | | | |
| Total unique HAP | 0 | | | |

Cork City Suburbs Summary:

- There was an average of 21 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 only 1 one-bedroom property during study which was €1,450.
- Rent for two-bedroom properties ranged from €1,439-€2,229.
- Rent for three-bedroom properties ranged from €1,438-€2,800 in Cork City Suburbs.
- According to Daft.ie, average rents in Cork County rose 8.8% in the last year and now sit at €1,410 (Q2 2023).

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 18.09.2023 | Standard Rate: 0 Homeless HAP 50%: 4 | Standard Rate: 0 Homeless HAP 50%: 4 | Standard Rate: 0 Homeless HAP 50%: 3 | Standard Rate: 0 Homeless HAP 50%: 3 |
| Day two new properties 19.09.2023 | Standard Rate: 0 Homeless HAP 50%: 1 | Standard Rate: 0 Homeless HAP 50%: 1 | Standard Rate: 0 Homeless HAP 50%: 1 | Standard Rate: 0 Homeless HAP 50%: 1 |
| Day three new properties 20.09.2023 | 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 |
| Total number of HAP properties over the 3 days | Standard Rate: 0 Homeless HAP: 5 Total: 5 | Standard Rate: 0 Homeless HAP: 5 Total: 5 | Standard Rate: 0 Homeless HAP: 5 Total: 5 | Standard Rate: 0 Homeless HAP: 5 Total: 5 |
| Total number of properties available to rent each day (no cost limits) | | | | |
| Day one: 96 (115 including students and studios) | 34 one beds: €1,200-€3,900, Median: €1,895 34 two beds: €1,713-€3,000, Median: €2,390 15 three beds: €2,050-€4,066, Median: €2,936 | | | |
| Day two: 112 (129 including students & studios) (15 unique) | 41 one beds: €750-€3,900, Median: €1,800 39 two beds: €1,365-€3,000, Median: €2,263 17 three beds: €2,050-€4,066, Median: €3,100 | | | |
| Day three: 115 (131 including students & studios) (10 unique) | 44 one beds: €750-€3,900, Median: €1,800 39 two beds: €1,365-€3,000, Median: €2,200 17 three beds: €2,050-€4,066, Median: €3,150 | | | |
| Total unique HAP | 10 | | | |

Dublin City North Summary

- There was an average of 108 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.
- Five 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 were also available to households with two children.
- Rents in Dublin City North ranges from €1,200 -€3,900 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,365-€3,000 during the study period.
- For three-bedroom properties, rents ranged from €2,050 -€4,066.
- According to daft.ie, average rents in Dublin City North rose 6.6% in the last year and now sit at €2,250.

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 18.09.2023 | Standard Rate: 0 Homeless HAP 50%: 1 | Standard Rate: 0 Homeless HAP 50%: 1 | Standard Rate: 0 Homeless HAP 50%: 1 | Standard Rate: 0 Homeless HAP 50%: 1 |
| Day two new properties 19.09.2023 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 3 | Standard Rate: 0 Homeless HAP 50%: 3 |
| Day three new properties 20.09.2023 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 |
| Total number of HAP properties over the 3 days | Standard Rate: 0 Homeless HAP: 1 Total: 1 | Standard Rate: 0 Homeless HAP: 1 Total: 1 | Standard Rate: 0 Homeless HAP: 4 Total: 4 | Standard Rate: 0 Homeless HAP: 4 Total: 4 |
| Total number of properties available to rent each day (no cost limits) | | | | |
| Day one: 290 (320 including students and studios) | 79 one beds: €1,426 -€4,500, Median: €1,990 115 two beds: €1,650-€10,000, Median: €2,600 50 three beds: €2,804 -€8,000, Median: €3,570 | | | |
| Day two: 320 (344 including students and studios) (47 unique) | 94 one beds: €1,380 -€4,500, Median: €1,900 118 two beds: €1,554-€10,000, Median: €2,600 60 three beds: €2,000-€8,000, Median: €3,505 | | | |
| Day three: 317 (343 including students and studios) (37 unique) | 93 one beds: €1,359 -€4,250, Median: €1,900 122 two beds: €1,550-€10,000 , Median: €2,600 51 three beds: €2,000-€8,000, Median: €3,500 | | | |
| Total unique HAP | 5 | | | |

Dublin City South Summary:

- There was an average of 309 properties available to rent in Dublin City South over the study period.
- There were five properties available to rent under a standard HAP rate; one for singles and four for families with one and two children.
- Rents in Dublin City South ranged from €1,380 -€4,500 for one-bedroom properties available.
- For two-bedroom properties, rents ranged from €1,550-€10,000.
- For three-bedroom properties, rents ranged from €2,000-€8,000.
- According to Daft.ie, average rents in Dublin City South rose 8.4% in the last year and now sit at €2,454.

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 18.09.2023 | 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 |
| Day two new properties 19.09.2023 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 |
| Day three new properties 20.09.2023 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 | Standard Rate: 0 Homeless HAP 50%: 0 |
| Total number of HAP properties over the 3 days | Standard Rate: 0 Homeless HAP: 0 Total: 0 | Standard Rate: 0 Homeless HAP: 0 Total: 0 | Standard Rate: 0 Homeless HAP: 0 Total: 1 | Standard Rate: 0 Homeless HAP: 0 Total: 1 |
| Total number of properties available to rent each day (no cost limits) | | | | |
| Day one: 101 (113 including students & studios) | 34 one beds: €1,504-€3,900, Median: €2,143 58 two beds: €2,250 -€13,700, Median: €2,950 8 three beds: €3,400-€7,000, Median: €4,280 | | | |
| Day two: 108 (120 including students & studios) (10 unique) | 42 one beds: €1,504-€3,900, Median: €2,143 57 two beds: €2,250-€13,700, Median: €2,295 8 three beds: €3,400-€7,000, Median: €4,640 | | | |
| Day three: 110 (123 including students & studios) (6 unique) | 43 one beds: €1,450-€3,900, Median: €2,200 58 two beds: €1,815 -€13,700, Median: €2,995.50 8 three beds: €3,498-€7,000, Median: €4,640 | | | |
| Total unique HAP | 1 | | | |

Dublin City Centre Summary

- There was an average of 106 properties available to rent in Dublin City Centre over the study period.
- There were no properties available to rent within a Homeless HAP for couples or single person households.
- There was one property available for families with one or two children within the standard or Homeless HAP rates.
- There were no properties available within standard HAP limits in Dublin City Centre for each Locked Out report in 2020, 2021, 2022 and 2023.
- Rents in Dublin City Centre ranged from €1,450- €3,900 for one-bedroom properties.
- For two-bedroom properties, rents ranged from €1,815-€13,700.
- Rents for three-bedroom properties ranged from €3,400 -€7,080.
- According to Daft.ie, average rents in Dublin City Centre increased by 8.8% in the last year and now sit at €2,307.

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 18.09.2023 | Standard Rate: 0 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 2 | Standard Rate: 0 Discretion 35%: 2 |
| Day two new properties 19.09.2023 | 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 20.09.2023 | 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: 2 | Standard Rate: 0 Discretion 35%: 0 Total: 3 |
| Total number of properties available to rent each day (no cost limits) | | | | |
| Day one: 6 (7 including students and studios) | 0 one beds 1 two beds: €1200 2 three beds: €1,250 -€2,220, Median: €1725 | | | |
| Day two: 9 (10 including students and studios) (3 unique) | 0 one beds 2 two beds: €1,200-€1,800, Median: €1,500 4 three beds: €1,250 -€2,20, Median: €1,500 | | | |
| Day three: 7 (9 including students and studios) (0 unique) | 0 one beds 2 two beds: €1,200-€1,800, Median: €1,500 2 three beds: € 1,500-€2,200, Median: €1,850 | | | |
| Total unique HAP | 3 | | | |

Dundalk Summary

- There was an average of 7 properties available to rent in Dundalk during this study period.
- There were no properties available within HAP rates for single people or couples and there were no properties available under a standard HAP rate.
- Two properties were affordable under the discretionary HAP rate for households with one child with an additional one property affordable for two children households.
- There were no one-bedroom properties available for singles or couples during this period. There were 2 two-bedroom properties available in Dundalk over the course of this study, with monthly rents of €1,200 and €1,800.
- Rents for two-bedroom properties ranged from €1,200 and €1,800.
- Rents ranged from €1,500 -€2,200 for three-bedroom properties
- According to Daft.ie, average rents in Co. Louth increased by 12.1% in the last year and now sit at €1,624.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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: 7 (7 including students and studios) | 0 one beds 1 two beds: €2,200 2 three beds: €1,850-€2,200, Median: €2,205 | | | |
| Day two: 6 (7 including students and studios) (1 unique) | 0 one beds 2 two beds: €1,600-€2,200, Median: €1,900 0 three beds | | | |
| Day three: 9 (9 including students and studios) (4 unique) | 1 one beds: €934 4 two beds: €1,325-€2,600, Median: €2,300 0 three beds | | | |
| Total unique HAP | 0 | | | |

Galway City Suburbs Summary

- There was an average of 7 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 HAP rates.
- There was only 1 one-bedroom property available, with rent of €934.
- Rents ranged between €1,325 and €2,600 for two-bedroom properties.
- Rents ranged between €1,850 and €2,200 for three bedroom properties.
- According to Daft.ie, average rents in Galway County rose 21.4% in the last year and now sit at €1,438.

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 18.09.2023 | Standard Rate: 1 Discretion 35%: 0 | Standard Rate: 1 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 0 |
| Day two new properties 19.09.2023 | 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 20.09.2023 | 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: 1 Discretion 35%: 0 Total: 1 | Standard Rate: 1 Discretion 35%: 0 Total: 1 | 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 (16 including students and studios) | 3 one beds: €1000-€1,900, Median: €1,700 7 two beds: €2,040-€3,000, Median: €2,200 3 three beds: €1,850-€3,000, Median: €2,800 | | | |
| Day two: 11 (13 including students and studios) (1 unique) | 3 one beds: €1,000-€1,900, Median: €1,700 6 two beds: €2,079-€3,000, Median: €2,450 3 three beds: €2,800 - €3,000, Median: €2,900 | | | |
| Day three: 13 (15 including students and studios) (1 unique) | 4 one beds: €1,000-€1,900, Median: €1,600 6 two beds: €2,079-€3,000, Median: €2,450 3 three beds: €2,800-€3,000, Median: €2,900 | | | |
| Total unique HAP | 1 | | | |

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 was one affordable property under the standard HAP rate for any of the four households examined. There were no properties under the discretionary HAP rate.
- Rents ranged from €1,000-€1,900 for two-bedroom properties.
- Rents ranged from €2,040-€3,000 for two-bedroom properties.
- Rents ranged from €1,850-€3,000 for three-bedroom properties.
- According to Daft.ie, average rents in Galway City rose 12.2% in the last year and now sit at €1,867.

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 18.09.2023 | Standard Rate: 2 Discretion 35%: 0 | Standard Rate: 2 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 3 | Standard Rate: 0 Discretion 35%: 3 |
| Day two new properties 19.09.2023 | 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 20.09.2023 | 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: 2 Discretion 35%: 0 Total: 2 | Standard Rate: 2 Discretion 35%: 0 Total: 2 | Standard Rate: 0 Discretion 35%: 3 Total: 3 | Standard Rate: 0 Discretion 35%: 3 Total: 3 |
| Total number of properties available to rent each day (no cost limits) | | | | |
| Day one: 48 (51 including students and studios) | 6 one beds: €1,000-€1,400, Median: €1,125 15 two beds: €1,265-€2,300, Median: €1,772 15 three beds: €1,300-€3,600, Median: €2,100 | | | |
| Day two: 53 (56 including students and studios) (9 unique) | 7 one beds: €850-€1,400, Median: €1,110 13 two beds: €1,250-€2,000, Median: €1,660 19 three beds: €1,500-€3,600, Median: €2,200 | | | |
| Day three: 56 (60 including students and studios) (6 unique) | 7 one beds: €850-€1,400, Median: €1,150 14 two beds: €1,250-€2,100, Median: €1,716 22 three beds: €1,500-€2,200, Median: €2,100 | | | |
| Total unique HAP | 5 | | | |

Kildare Summary

- There was an average of 52 properties available to rent in Kildare (selected areas) during this study period.
- 2 one-bedroom properties were available under discretionary HAP rates for singles and couples. 3 two-bedroom properties were available for households with one or two children.
- There were two properties available under a standard HAP rate.
- For one-bed properties in Kildare, monthly rents ranged between €850 and €1,400.
- Rents ranged from €1,250-€2,300 for two-bedroom properties.
- Rents ranged from €1,300-€3,600 for three-bedroom properties
- According to Daft.ie, average rents in Kildare rose 12.2% in the last year and now sit at €1,801.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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 (9 including students and studios) | 0 one beds 2 two beds: €1,000-€1,200, Median: €1,100 2 three beds: €1,100 -€1,290, Median: €1,195 | | | |
| Day two: 7 (8 including students and studios) (0 unique) | 0 one beds 1 two beds: €1,000 2 three beds: €1,100-€1,290, Median: €1,195 | | | |
| Day three: 7 (8 including students and studios) (0 unique) | 0 one beds 1 two beds: €1,000 2 three beds: €1,100-€1,290, Median: €1,195 | | | |
| Total unique HAP | 0 | | | |

Co. Leitrim Summary:

- There was an average of 7 properties available to rent each day over the course of this snapshot study in Co. Leitrim.
- There were no properties that fell within a standard or discretionary HAP limit for any of four household categories examined.
- There were no one-bedroom properties available.
- For two-bedroom properties, rents ranged between €1,000 and €1,200.
- For three-bedroom properties, rents ranged between €1,100 and €1,290.
- According to Daft.ie, average rents in Leitrim rose by 20.2% in the last year and now sit at €1,014.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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 (5 including students and studios) | 1 one bed: €1,820 0 two beds 1 three beds: €2,520 | | | |
| Day two: 3 (4 including students and studios) (2 unique) | 0 one bed 0 two beds 3 three beds: €1,700 - €2,520, Median: €2,500 | | | |
| Day three: 2 (3 including students and studios) (0 unique) | 0 one bed 0 two beds 2 three beds: €2,500 - €2,520, Median: €2,510 | | | |
| Total unique HAP | 0 | | | |

Limerick City Suburbs Summary:

- There was an average of 3 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 two-bedroom properties available to rent in Limerick City Suburbs over the course of this study. There was only 1 one-bedroom property available at a rent of €1,820.
- There were 2 three-bedroom properties available to rent over the study period with monthly rents of €2,500 and €2,520.
- According to Daft.ie, average rents in Limerick County rose 19.2% in the last year and now sit at €1,393.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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) | 2 one beds: €1,800-€1,820, Median: €1,810 2 two beds: €1,800-€2,400, Median: €2,100 4 three beds: €1,700 -€2,520, Median: €2,207.50 | | | |
| Day two: 6 (6 including students and studios) (0 unique) | 1 one bed: €1,800 2 two beds: €1,800-€2,400 , Median: €2,100 2 three beds: €1,700-€1,915 Median: €1,807.50 | | | |
| Day three: 6 (6 including students and studios) (1 unique) | 1 one bed: €1,800 1 two beds: €1,800 2 three beds: €1,700 -€1,915 Median: €1,800 | | | |
| Total unique HAP | 0 | | | |

Limerick City Centre Summary

- There was an average of 7 properties available to rent in Limerick City Centre over the course of this study.
- There were no properties available to rent for any of the four household types under standard or discretionary HAP rates.
- For one-bedroom properties, rents ranged between €1,800 and €1,820.
- For two-bedroom properties, rents ranged between €1,800 and €2,400.
- For three-bedroom properties, rents ranged between €1,700 and €1,915.
- According to Daft.ie, average rents in Limerick City rose 11.5% in the last year and now sit at €1,738.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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: 5 (5 including students and studios) | 4 one bed: €850 -€1,285 Median: €975 1 two beds: €1,350 0 three beds | | | |
| Day two: 6 (6 including students and studios) (1 unique) | 4 one bed: €850 -€1,285 Median: €975 1 two beds: €1,350 1 three beds: €1,600 | | | |
| Day three: 6 (6 including students and studios) (0 unique) | 4 one bed: €850 -€1,285 Median: €975 1 two beds: €1,350 1 three beds: €1,600 | | | |
| Total unique HAP | 0 | | | |

Portlaoise Summary

- There was an average of 6 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.
- According to Daft.ie, average rents in Co. Laois rose 14% in the last year and now sit at €1,372.

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 18.09.2023 | 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 19.09.2023 | 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 20.09.2023 | 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: 1 (1 including students and studios) | 0 one beds 1 two beds: €1,400 0 three beds | | | |
| Day two: 2 (2 including students and studios) (1 unique) | 0 one beds 1 two beds: €1,400 1 three beds: €1,700 | | | |
| Day three: 3 (3 including students and studios) (1 unique) | 1 one beds: €1,100 0 two beds 0 three beds | | | |
| Total unique HAP | 0 | | | |

Sligo Town Summary

- There was an average of two 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.
- According to Daft.ie, average rents in Sligo County rose 16% in the last year and now sit at €1,195.

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 18.09.2023 | Standard Rate: 0 Discretion 35%: 1 | Standard Rate: 0 Discretion 35%: 1 | Standard Rate: 0 Discretion 35%: 0 | Standard Rate: 0 Discretion 35%: 0 |
| Day two new properties 19.09.2023 | 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 20.09.2023 | 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%: 1 Total: 1 | Standard Rate: 0 Discretion 35%: 1 Total: 1 | 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 (14 including students and studios) | 2 one beds: €700-€1,200, Median: €950 3 two beds: €1,300-€1,395, Median: €1,300 3 three beds: €1,400-€1,800, Median: €1,535 | | | |
| Day two: 11 (13 including students and studios) (1 unique) | 1 one beds: €1,200 3 two beds: €1,300-€1,395, Median: €1,300 3 three beds: €1,535-€1,800, Median: €1,600 | | | |
| Day three: 15 (17 including students and studios) (4 unique) | 4 one beds: €562-€1,530, Median: €1,100 5 two beds: €1,100-€1,553, Median: €1,300 1 three beds: €1,535 | | | |
| Total unique HAP | 1 | | | |

Waterford City Centre Summary:

- There was an average of 13 properties available to rent in Waterford City Centre each day over this snapshot study.
- One property was available to rent within standard or discretionary HAP limits for Single /Couple Households.
- Rent for one-bedroom properties ranged from €700-€1,200.
- Rent ranged from €1,100-€1,553 for two-bedroom properties.
- For three-bedroom properties, rent ranged from €1,400-€1,800 in Waterford City Centre.
- According to Daft.ie, average rents in Waterford City rose 12% in the last year and now sit at €1,471.

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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