



Locked Out of the Market Study in March 2024

The Gap Between HAP Limits and Market Rents

Snapshot Study

March 2024

Simon Communities of Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken every quarter over three consecutive days. This study was undertaken in March 2024 (11th, 12th and 13th). 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 thirty-third snapshot study. It is designed to reflect the lived experience of people with access to HAP support trying to find a home to rent in this period. This study examines the availability of properties within standard and 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, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

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

Market Context

The March 2024 *Locked Out of the Market* report shows an increase in the number of properties available to rent and available through HAP since December 2023. The report comes in the context of a private rental market characterised by unaffordability, volatility, and an overall lack of supply.

The latest Daft.ie Rental Report Q4 2023¹³ found just over 2,200 available rental properties nationally. This is more than double the number of rental properties available during the same period the previous year. However, supply remains a huge issue in the private rental sector. For comparison, between 2015 and 2019 there were typically close to 4,000 homes available to rent on the private rental market, and even then, the market was tight, and rents were on the rise.

According to Daft's latest figures, the average rent nationally now stands at €1,823. This represents an almost 7% year-on-year increase. While this is still a significant rate of inflation, it represents a slowdown compared to previous years. There are significant regional variations in relation to year-on-year rent price increases. In the Dublin region, rents rose by 2.6% during 2023, while rents in the rest of the country grew by an average of almost 11%. Therefore, this slowdown in annual inflation has been driven by Dublin, where rates of inflation are lowest. This slowdown has been driven by an increase in supply in the Dublin region. There has been a surge of 20,000 new apartments between 2021 and 2023, with the majority of these apartments available for rent on the open market. This is more than three times the number of apartments built across the rest of the country over the same period.¹⁴ The effect of new supply in Dublin is also evidenced in this *Locked Out of the Market* report – 84% of properties within HAP limits were located in the capital.

The latest figures from the latest RTB report tell a slightly different story than Daft.ie. This is unsurprising as the RTB uses data from registered tenancies (new and existing tenancies), while Daft's report only includes properties advertised to rent on their platform (new tenancies only). According to the RTB's Q3 2023 report, the standardised average rent for new tenancies was €1,598 nationally, representing a 11% year-on-year increase. The year-on-year increase for the Dublin region was 10%, and outside Dublin it was almost 13%.

¹³ Daft.ie Rental Report Q4 2023, Daft.ie. Available at: https://ww1.daft.ie/report?d_rd=1

¹⁴ Daft.ie Rental Report Q4 2023, Daft.ie. Available at: https://ww1.daft.ie/report?d_rd=1

Figure 1: Standardised Average Rent, New Tenancies 2008- Q3 2023

Standardised Average Rent Prices, New Tenancies (€)

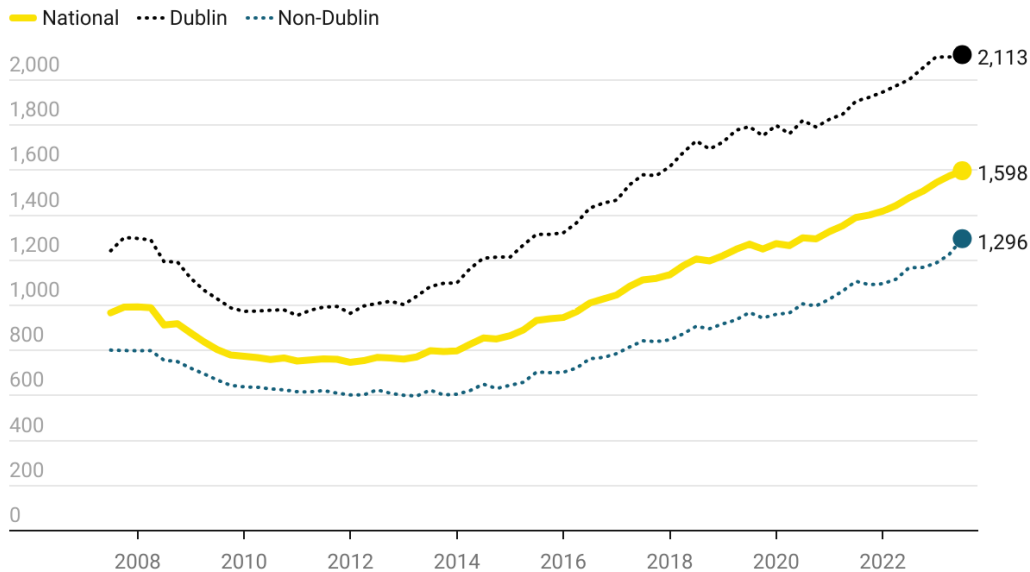


Chart: Simon Communities of Ireland • Source: RTB • Created with Datawrapper

The standardised average rent in existing tenancies was €1,357 nationally, 18% lower than the average for new tenancies. This represents a 5.2% year-on-year increase nationally. There was a 4.3% year-on-year increase for existing tenancies in Dublin. In the rest of the country, the year-on-year increase was 5.5%. The large gap between the price of new and existing tenancies is a concerning trend, especially given the large number of households receiving eviction notices. In 2023, 19,011 households received an eviction notice.¹⁵ If these households are lucky enough to find alternative accommodation on such a constrained private rental sector, they are likely to be faced with a significantly higher monthly rent.

For HAP households, this means that the possibility of finding a rental property within HAP limits has become increasingly difficult, especially outside of Dublin where supply is even more limited, and HAP limits are set much lower. In addition, HAP households are increasingly faced with the payment of additional 'top-up payments' to landlords. This is evidenced by the RTB's Rental Survey¹⁶, which highlighted the proportion of tenants on rental assistance having to make a top-up payment to their landlord has increased from 66% in 2019/20 to 88% in 2022/23. The average top-up payment has increased from €255 to €284 over the same period.

All the while, record levels of homelessness continue. The latest figures from the Department of Housing, Local Government and Heritage (DHLGH) reports 13,841 men, women and children living in homeless emergency accommodation as of February 2024. This includes a shocking record of 4,170 children.

¹⁵ RTB Notices of Termination, RTB.ie. Available at: <https://www.rtb.ie/about-rtb/data-insights/data-hub/notices-of-termination-nots-received-by-the-rtb-from-q3-2022>

¹⁶ RTB Rental Sector Survey, RTB.ie. Available at: <https://www.rtb.ie/about-rtb/data-insights/data-hub>

Voices of those Locked Out

Peter

"Navigating the private rental sector has been a daunting experience. Landlords often demand excessive deposits and rent in advance, making it impossible for me to secure a place. I've been searching for accommodation for over six months now, facing rejection after rejection."

Main Findings

- The report found just 38 properties available within standard or discretionary HAP limits across the 16 study areas.
- This represents just 3% of the total properties examined in the study.
 - For comparison, in 2023, an average of 4% of properties were available through HAP. In 2022, an average of 8% of properties were available through HAP. In 2021, an average of 28% of properties were available through HAP.
- Just three properties were available within standard HAP limits. These properties were located in Dublin City South, Dublin City North and Kildare. All three properties were suitable for single person/couple households.
- 32 (84%) of the 38 properties available through HAP were in Dublin (Dublin City North, Dublin City South, Dublin City Centre). 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 10 of the 16 study areas, there were no properties available to rent through HAP in any household category within standard or discretionary rates. These were Athlone, Cork City Centre, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise and Waterford.

Long-Term Comparison

Figure 2 below shows a long-term comparison of the findings of *Locked Out of the Market* reports since the start of 2020. It is clear the availability of properties generally and thus HAP properties increased significantly during the Covid-19 restrictions, after which a clear decline can be observed. This decline reached a low point in mid-2022 when supply in the private rental market was at its most constrained. Since then, there has been a steady increase in the availability of rental properties, however this has not coincided with any significant rise in the availability of HAP properties.¹⁷ This is a concerning trend and highlights how new supply has been largely out of reach to those on low incomes who are reliant on HAP.

¹⁷ The period of Covid-19 restrictions saw an increase in supply to the private rental market. This can be attributed to the return of short-term lets to the long-term market, along with the movement of households out of urban centres back to rural locations as working from home increased over the lockdown periods. As Covid-19 restrictions ended, this increased supply dwindled due to the revitalisation of the tourist industry and therefore short-term letting, along with peoples return to urban centres as industries reopened.

Figure 2: Long-Term Comparison Total Properties and HAP Properties

Total Properties and Total HAP Properties 2020-2024

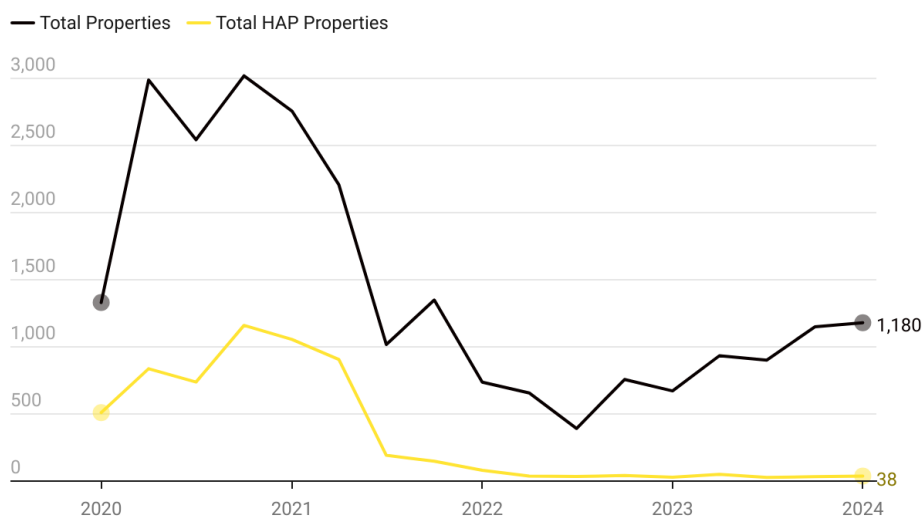


Chart: Simon Communities of Ireland • Source: Daft.ie • Created with Datawrapper

Household Types

The study found a total of 38 properties 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 HAP limits and the remaining 35 were available under discretionary HAP.

- **Single Person/Couple:** Three properties were available to single person/couple households through a standard HAP rate. One property was located in Dublin City North, one property was located in Dublin City South and one property was located in Kildare. 13 properties were available through discretionary HAP rates. One property was located in Cork City Suburbs, six properties were located in Dublin City North, five properties were located in Dublin City South and one property was located in Kildare.
- **Couple/One Parent Plus One Child:** There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 15 properties available through discretionary HAP rates. Four properties were located in Dublin City North, eight properties were located in Dublin City South, one property was located in Dublin City Centre, and two properties were located in Dundalk.
- **Couple/One Parent Plus Two Children:** There were no properties available to couple/one parent households with two children through a standard HAP rate. There were 22 properties available through discretionary HAP, 15 of which overlap with properties available to families with one child. The seven additional properties available for families with two children were located in Dublin City North (one property), Dublin City South (four properties), Dublin City Centre (one property) and Dundalk (one property).

Analysis of Findings

The March 2024 *Locked Out of the Market* report found 1,180 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 3% increase from the

1,149 properties available in the December 2023 report, and a 76% (508) increase from the 672 properties available in March 2023.

77% (911) of the properties available to rent at any price were located in the three Dublin areas studied. Sligo Town had the lowest number of properties available to rent, with just two properties across the three days. Although there was an overall increase in properties available since the previous *Locked Out of the Market* report, eight of the 16 study areas saw a reduction in the number of available rental properties. This includes Cork City Centre (-13 properties), Cork City Suburbs (-1 property), Dublin City Centre (-21 properties), Dundalk (-10 properties), Galway City Suburbs (-19 properties), Galway City Centre (-2 properties), Limerick City Centre (-7 properties) and Sligo Town (-3 properties). This demonstrates the regional disparities across the country. Kildare saw a significant increase of 32 available rental properties. Dublin City South increased by 43 properties, and Dublin City North increased by 13.

This March 2024 *Locked Out of the Market* report found a total of 38 properties available within HAP limits. This is an increase of five (15%) from the 33 HAP properties available in December 2023. Just 3% of all properties available to rent examined in this study were available through HAP. This is the same as both December 2023 and September 2023. Just three properties were available within standard HAP limits, an increase of one since the December 2023 *Locked Out* report.

As seen in many previous *Locked Out of the Market* reports, the supply of properties within HAP limits were predominantly found in Dublin; 32 (84%) of the total 38 HAP properties were found in the capital. Just three study areas outside the Dublin region had properties available to rent within HAP limits. These include Cork City Suburbs (one property), Dundalk (three properties) and Kildare (two properties). 10 of the 16 study areas had no HAP properties available to rent in any of the four household categories studied. These include Athlone, Cork City Centre, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre.

Single person households received an increased HAP rate to match that available to couples in June 2022. *Locked Out of the Market* March 2024 found three properties available for single person/couple households within standard HAP limits. One property was located in Dublin City North, one property was located in Dublin City South and one property was located in Kildare. 13 properties were available through discretionary HAP rates suitable for single/person couple households. One property was located in Cork City Suburbs, six properties were located in Dublin City North, five properties were located in Dublin City South and one property was located in Kildare.

Up until this point, *Locked Out of the Market* reports have excluded studio apartments from consideration as suitable options for any of the four household categories examined. This is due to the inherent inadequacy of studio apartments as long-term housing solutions, given the lack of space and privacy they provide. However, we note that studio apartments may be suitable for some single person households, particularly given the severity of the housing crisis, which has left households with very limited housing options. There were 28 studio apartments available within HAP limits during the study period. Unsurprisingly, 27 of these were located in Dublin, and one was located in Kildare.

There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 15 properties available through discretionary HAP rates for this household type. Four properties were located in Dublin City North, eight properties were located in Dublin City South, one property was located in Dublin City Centre, and two properties were located in Dundalk.

There were no properties available to couple/one parent households with two children through a standard HAP rate. There were 22 properties available through discretionary HAP, 15 of which overlap with properties available to families with one child. The seven additional properties available for families with two children were located in Dublin City North (one property), Dublin City South (four properties), Dublin City Centre (one property) and Dundalk (one property).

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 March 2024. Table 1 provides an overall picture of the 16 study areas, showing the total number of properties to rent for 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 Top Ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out of the Market* March 2024 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 couples. Prior to these recent changes, the standard rate 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.

Voices of those Locked Out

Megan

"As a single parent, finding suitable accommodation in the private rental sector has been a constant struggle. Landlords frequently ask for guarantors or additional references, which I simply cannot provide. It's disheartening to see how inaccessible the housing market has become."

Table 1: Regional Breakdown of Total Properties Available Within HAP Limits March 2024 Compared to December 2023

Location	Total Properties December 2023	Total Properties March 2024	% Change Total Properties	Total HAP Properties December 2023	Total HAP Properties March 2024	% Change HAP Properties
Athlone	11	14	27%	0	0	0
Cork City Centre	40	27	-33%	2	0	-100%
Cork City Suburbs	32	31	-3%	0	1	0
Dublin City North	179	192	7%	9	12	33%
Dublin City South	470	513	9%	14	18	29%
Dublin City Centre	227	206	-9%	2	2	0%
Dundalk	17	7	-59%	4	3	-25%
Galway City Suburbs	37	18	-51%	1	0	-100%
Galway City Centre	30	28	-7%	0	0	0
Kildare	57	89	56%	0	2	0
Co. Leitrim	5	9	80%	0	0	0
Limerick City Suburbs	8	12	50%	0	0	0
Limerick City Centre	17	10	-41%	0	0	0
Sligo Town	5	2	-60%	0	0	0
Portlaoise	1	6	500%	0	0	0
Waterford City Centre	13	16	23%	1	0	-100%
Total	1149	1180	3%	33	38	15%

Table 2: Average Properties Each Day, Total Unique Properties by Location and HAP Properties by Household Category

Location	Average No. of Properties Available to Rent Each Day - No Minimum Cost	Total Unique Properties Available to Rent with No Minimum Cost Across Three Days	Total Unique Properties Available Within At Least One HAP Category/Rate	Single Person/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
				Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Athlone	13	14	0	0	0	0	0	0	0
Cork City Centre	25	27	0	0	0	0	0	0	0
Cork City Suburbs	27	31	1	0	1	0	0	0	0
Dublin City North	167	192	12	1	6	0	4	0	5
Dublin City South	451	513	18	1	5	0	8	0	12
Dublin City Centre	179	206	2	0	0	0	1	0	2
Dundalk	6	7	3	0	0	0	2	0	3
Galway City Suburbs	15	18	0	0	0	0	0	0	0
Galway City Centre	25	28	0	0	0	0	0	0	0
Kildare	77	89	2	1	1	0	0	0	0
Co. Leitrim	7	9	0	0	0	0	0	0	0
Limerick City Suburbs	11	12	0	0	0	0	0	0	0
Limerick City Centre	8	10	0	0	0	0	0	0	0
Sligo Town	1	2	0	0	0	0	0	0	0

Portlaoise	5	6	0	0	0	0	0	0	0
Waterford City Centre	15	16	0	0	0	0	0	0	0
Total	1032	1180	38	3	13	0	15	0	22 ¹⁸

Summary of Findings for Each Location

Athlone

Table 3: Athlone Properties Available Within HAP Limits

	Single/Couple: €470		Couple/One Parent + One Child: €600		Couple/One Parent + Two Children: €625	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 13 (13 including studios and students)	0 one beds 7 two beds: €1200-€2000, Median: €1600 4 three beds: €1700-€2500, Median: €1825					
Day Two: 13 (13 including studios and students) (1 unique)	0 one beds 8 two beds: €1200-€2000, Median: €1700 3 three beds: €1700-€2500, Median: €1800					
Day Three: 13 (13 including studios and students) (0 unique)	0 one beds 7 two beds: €1200-€2000, Median: €1800 3 three beds: €1700-€2500, Median: €1800					
Total Unique HAP	0					

¹⁸ Total figure for couple/one parent with two children will overlap with properties available for couple/one parent with one child.

Athlone Summary:

- There was an average of 13 properties to rent in Athlone each day during the study period.
- There were **no properties** available within **HAP limits for any of the household types studied.**
- There were no one-bedroom properties available to rent at any price during the study period.
- Monthly rents for two-bedroom properties ranged from €1200-€2500.
- Monthly rents for three-bedroom properties ranged from €1700-€2500.
- According to Daft.ie, average rents in Westmeath have increased by 10% since last year and now sit at an average of €1,539.

Cork City Centre

Table 4: Cork City Centre Properties Available Within HAP Limits

	Single/Couple: €650		Couple/One Parent + One Child: €900		Couple/One Parent + Two Children: €925	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 19 (23 including studios and students)	2 one beds: €1600-€1750, Median: €1675 8 two beds: €1587-€2030, Median: €1862.5 2 three beds: €1550-€1650, Median: €1600					
Day Two: 22 (26 including studios and students) (2 unique)	4 one beds: €1100-€1800, Median: €1675 9 two beds: €1518-€2000, Median: €1800 2 three beds: €1550-€1650, Median: €1600					
Day Three: 23 (27 including studios and students) (2 unique)	6 one beds: €1030-€1800, Median: €1369.16 8 two beds: €1587-€2000, Median: €1850 3 three beds: €1550-€1734, Median: €1650					
Total Unique HAP	0					

Cork City Centre Summary:

- There was an average of 25 properties to rent in Cork City Centre each day during the study period.
- There were **no properties** available **within HAP limits for any of the household types studied.**
- Monthly rents for one-bedroom properties ranged from €1030-€1800.
- Monthly rents for two-bedroom properties ranged from €1518-€2030.
- Monthly rents for three-bedroom properties ranged from €1550-€1734.
- According to Daft.ie, rents in Cork City have increased by 8% since last year and now sit at an average of €1,907.

Cork City Suburbs

Table 5: Cork City Suburbs Properties Available Within HAP Limits

	Single/Couple: €650		Couple/One Parent + One Child: €900		Couple/One Parent + Two Children: €925	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	1	0	0	0	0
Total No. HAP Properties Across Three Days	0	1	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 24 (27 including studios and students)	1 one bed: €900 9 two beds: €1468-€2580, Median: €1650 8 three beds: €1749-€2751.66, Median: €2142.5					
Day Two: 23 (26 including studios and students) (3 unique)	2 one beds: €900-€1165, Median: €1032.5 9 two beds: €1468-€2580, Median: €1700 6 three beds: €1950-€2750, Median: €2092.5					
Day Three: 23 (27 including studios and students) (1 unique)	3 one beds: €850-€1165, Median: €900 9 two beds: €1468-€2580, Median: €1700 6 three beds: €1950-€2750, Median: €2092.5					
Total Unique HAP	1					

- There was an average of 27 properties to rent in Cork City Suburbs each day during the study period.
- There were **no properties** available to rent within **standard** HAP limits.

- There was **one property** available within **discretionary** HAP limits, suitable for **single person or couple households**.
- Monthly rents for one-bedroom properties ranged from €850-€1165.
- Monthly rents for two-bedroom properties ranged from €1468-€2580.
- Monthly rents for three-bedroom properties ranged from €1749-€2751.66.
- According to Daft.ie, rents in Cork County have increased by 10% since last year and now sit at an average of €1,466.

Dublin City North

Table 6: Dublin City North Properties Available Within HAP Limits

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	1	6	0	2	0	3
Day Two (New Properties)	0	0	0	1	0	1
Day Three (New Properties)	0	0	0	1	0	1
Total No. HAP Properties Across Three Days	1	6	0	4	0	5
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 149 (169 including studios and students)	52 one beds: €700-€3200, Median: €1700 54 two beds: €1734-€3645, Median: €2323 24 three beds: €3380-€4500, Median: €3200					
Day Two: 150 (170 including studios and students) (11 unique)	50 one beds: €700-€3200, Median: €1745 55 two beds: €1820-€3645, Median: €2350 25 three beds: €3380-€4500, Median: €3114					
Day Three: 148 (167 including studios and students) (12 unique)	52 one beds: €700-€3200, Median: €1700 58 two beds: €1820-€3645, Median: €3200 24 three beds: €3380-€4500, Median: €3200					
Total Unique HAP	13					

- There was an average of 169 properties to rent in Dublin City North each day during the study period.
- Across the three days, there were **12 properties** available within **standard/discretionary** HAP limits.
- There was **one property** available within **standard** HAP limits, suitable for **single person or couple households**.
- There were **six properties** available within **discretionary** HAP limits suitable for **single person or couple households**.

- There were **three properties** available within **discretionary HAP limits** for **couple/one parent households with one child**.
- There were **four properties** available within **discretionary HAP limits** for **couple/one parent households with two children**.¹⁹
- Monthly rents for one-bedroom properties ranged from €700-€3200.
- Monthly rents for two-bedroom properties ranged from €1734-€3645.
- Monthly rents for three-bedroom properties ranged from €3380-€4500.
- According to Daft.ie, rents in Dublin City North have increased by 3% since last year and now sit at an average of €2,307.

Dublin City South

Table 7: Dublin City South Properties Available Within HAP Limits

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	4	0	7	0	9
Day Two (New Properties)	0	1	0	1	0	2
Day Three (New Properties)	1	0	0	0	0	1
Total No. HAP Properties Across Three Days	1	5	0	8	0	12
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 400 (445 including studios and students)	116 one beds: €1030-€3400, Median: €1897.5 170 two beds: €1538-€11209, Median: €2600 71 three beds: €1589-€13500, Median: €3400					
Day Two: 404 (446 including studios and students) (37 unique)	117 one beds: €1260-€3400, Median: €1900 170 two beds: €1375-€11209, Median: €2600 72 three beds: €1589-€13500, Median: €3420					
Day Three: 462 (416 including studios and students) (31 unique)	127 one beds: €750-€3033.33, Median: €1900 166 two beds: €1534-€11209, Median: €2600 77 three beds: €1589-€13500, Median: €3490					
Total Unique HAP	18					

- There was an average of 451 properties to rent in Dublin City South each day during the study period.

- Across the three days, there were **18 properties** available within **standard/discretionary HAP limits**.
- There was **one property** available within **standard HAP limits**, suitable for **single person or couple households**.
- There were **eight properties** available within **discretionary HAP limits** suitable for **couple/one parent households with one child**.
- There were **twelve properties** available within **discretionary HAP limits** suitable for **couple/one parent households with two children**.²⁰
- Monthly rents for one-bedroom properties ranged from €750-€3400.
- Monthly rents for two-bedroom properties ranged from €1375-€11209.
- Monthly rents for three-bedroom properties ranged from €1589-€13500.
- According to Daft.ie, rents in Dublin City South have increased by % since last year and now sit at an average of €2,482.

Dublin City Centre

Table 8: Dublin City Centre Properties Available Within HAP Limits

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	1	0	2
Total No. HAP Properties Across Three Days	0	0	0	1	0	2
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 170 (182 including studios and students)	67 one beds: €1375-€7000, Median: €2000 83 two beds: €2750-€4250, Median: €3000 16 three beds: €3856-€11906, Median: €4407.5					
Day Two: 168 (177 including studios and students) (12 unique)	61 one beds: €1375-€7000, Median: €2000 87 two beds: €1932-€4250, Median: €2950 16 three beds: €3856-€11906, Median: €4407.5					
Day Three: 179 (169 including studios and students) (12 unique)	62 one beds: €1375-€7000, Median: €1970 86 two beds: €1800-€3878.33, Median: €2925 17 three beds: €3856-€11906, Median: €4500					
Total Unique HAP	2					

- There was an average of 179 properties to rent in Dublin City each day during the study period.
- There were **no properties** available within **standard** HAP limits.
- Across the three days, there were **two properties** available within **discretionary HAP limits**.
- There was **one property** available for **couple/one parent households with one child**.
- There were **two properties** available for **couple/one parent households with two children**.²¹
- Monthly rents for one-bedroom properties ranged from €1375-€7000.
- Monthly rents for two-bedroom properties ranged from €1800-€4250.
- Monthly rents for three-bedroom properties ranged from €3856-€11906.
- According to Daft.ie, rents in Dublin City Centre have increased by 2% since last year and now sit at an average of €2,349.

Dundalk

Table 9: Dundalk Properties Available Within HAP Limits

	Single/Couple: €650		Couple/One Parent + One Child: €975		Couple/One Parent + Two Children: €1050	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	1	0	2
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	1	0	1
Total No. HAP Properties Across Three Days	0	0	0	2	0	3
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 6 (6 including studios and students)	0 one beds 4 two beds: €1300-€1800, Median: €1415 1 three bed: €1800					
Day Two: 6 (6 including studios and students) (0 unique)	0 one beds 4 two beds: €1300-€1800, Median: €1415 1 three beds: €1800					
Day Three: 5 (5 including studios and students)	0 one beds 3 two beds: €1200-€1700, Median: €1300					

(1 unique)	1 three bed: €1800
Total Unique HAP	3

- There was an average of six properties available to rent in Dundalk each day during the study period.
- There were **no properties** available within **standard HAP limits**.
- Across the three days, there were **three properties** available within **discretionary HAP limits**.
- There were **two properties** available within **discretionary HAP limits** for **couple/one parent households with one child**.
- There were **three properties** available within **discretionary HAP limits** for **couple/one parent households with two children**.²²
- There were no one-bedroom properties available at any price across the three days.
- Monthly rents for two-bedroom properties ranged from €1300-€1800.
- There was one three-bedroom property available, with rent set at €1800.
- According to Daft.ie, rents in Louth have increased by 15% since last year and now sit at an average of €1,254.

Galway City Suburbs

Table 10: Galway City Suburbs Properties Available Within HAP Limits

	Single/Couple: €650		Couple/One Parent + One Child: €850		Couple/One Parent + Two Children: €875	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 12 (13 including studios and students)	1 one bed: €1550 2 two beds: €1800-€2500, Median: €2150 4 three beds: €1800-€2800, Median: €2650					
Day Two: 14 (15 including studios and students) (2 unique)	1 one bed: €1550 3 two beds: €1800-€2600, Median: €2500 5 three beds: €1800-€2800, Median: €2500					

Day Three: 17 (18 including studios and students) (3 unique)	1 one bed: €1550 5 two beds: €1800-€2600, Median: €2250 6 three beds: €1800-€2800, Median: €2400
Total Unique HAP	0

- There was an average of 15 properties available to rent in Galway City Suburbs each day during the study period.
- There were **no HAP properties** available within **standard or discretionary HAP limits**.
- There was one one-bedroom property available across the three days, with rent set at €1550.
- Monthly rent for two-bedroom properties ranged from €1800-€2600.
- Monthly rent for three-bedroom properties ranged from €1800-€2800.
- According to Daft.ie, rents in Galway County increased by 15% since last year and now sit at an average of €1,487.

Galway City Centre

Table 11: Galway City Centre Properties Available Within HAP Limits

	Single/Couple: €650		Couple/One Parent + One Child: €850		Couple/One Parent + Two Children: €875	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 19 (24 including studios and students)	1 one bed: €1020 11 two beds: €1650-€2995, Median: €2400 5 three beds: €2200-€3033.33, Median: €2500					
Day Two: 19 (25 including studios and students) (1 unique)	2 one beds: €875-€2166.66, Median: €1520.83 11 two beds: €1650-€2995, Median: €2400 4 three beds: €2400-€3033.33, Median: €2650					

Day Three: 18 (16 including studios and students) (3 unique)	1 one bed: €875 12 two beds: €1650-€2995, Median: €2300 4 three beds: €2400-€3033.33, Median: €2500
Total Unique HAP	0

- There was an average of 25 properties available to rent in Galway City Centre each day during the study period.
- There were **no HAP properties** available within **standard or discretionary HAP limits**.
- Monthly rents for one-bedroom properties ranged from €875-€2166.66.
- Monthly rents for two-bedroom properties ranged from €1650-€2995.
- Monthly rents for three-bedroom properties ranged from €2200-€3033.33.
- According to Daft.ie, rents in Galway City increased by 11% since last year and now sit at an average of €1,999.

Kildare

Table 12: Kildare Properties Available Within HAP Limits

	Single/Couple: €750		Couple/One Parent + One Child: €975		Couple/One Parent + Two Children: €1050	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	1	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	1	0	0	0	0
Total No. HAP Properties Across Three Days	1	1	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 68 (73 including studios and students)	15 one beds: €750-€1700, Median: €1300 21 two beds: €1500-€2800, Median: €1900 21 three beds: €1450-€2950, Median: €2500					
Day Two: 76 (82 including studios and students) (10 unique)	16 one beds: €750-€1800, Median: €1300 24 two beds: €1500-€2800, Median: €1850 24 three beds: €1450-€2950, Median: €2500					
Day Three: 71 (75 including studios and students) (6 unique)	16 one beds: €750-€1800, Median: €1300 21 two beds: €1500-€2500, Median: €1800 21 three beds: €1850-€2950, Median: €2500					

Total Unique HAP	2
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- There was an average of 77 properties available to rent in Kildare each day during the study period.
- Across the three days, there were **two properties** available within **standard/discretionary HAP limits**.
- There was **one property** available within **standard HAP limits** available for **single person/couple households**.
- There was **one property** available within **discretionary HAP limits** for **single person/couple households**.
- Monthly rents for one-bedroom properties ranged from €750-€1800.
- Monthly rents for two-bedroom properties ranged from €1500-€2800.
- Monthly rents for three-bedroom properties ranged from €1450-€2950.
- According to Daft.ie, rents in Kildare have increased by 8% and now sit at an average of €1,869.

Co. Leitrim

Table 13: Leitrim Properties Available Within HAP Limits

	Single/Couple: €370		Couple/One Parent + One Child: €450		Couple/One Parent + Two Children: €475	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 6 (6 including studios and students)	0 one beds 0 two beds 4 three beds: €750-€1200, Median: €1200					
Day Two: 8 (8 including studios and students) (2 unique)	1 one bed: €850 0 two beds 5 three beds: €750-€1300, Median: €1200					
Day Three: 8 (8 including studios and students) (1 unique)	1 one bed: €850 0 two beds 5 three beds: €750-€1300, Median: €1200					

Total Unique HAP	0
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- There was an average of seven properties available to rent in Co. Leitrim each day during the study period.
- There were **no HAP properties** available within **standard/discretionary HAP limits**.
- There was one one-bedroom property available, with rent set at €850.
- There were no two-bed properties available to rent.
- Monthly rent for three-bedroom properties ranged from €750-€1300.
- According to Daft.ie, rents in Leitrim increased by 13% since last year and now sit at an average of 1,051.

Limerick City Suburbs

Table 14: Limerick City Suburbs Properties Available Within HAP Limits

	Single/Couple: €450		Couple/One Parent + One Child: €650		Couple/One Parent + Two Children: €700	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 8 (10 including studios and students)	1 one bed: €1490 1 two beds: €2800 3 three beds: €2200-€2700, Median: €2550					
Day Two: 8 (11 including studios and students) (1 unique)	1 one bed: €1490 1 two beds: €2800 3 three beds: €2200-€2700, Median: €2550					
Day Three: 9 (12 including studios and students) (1 unique)	1 one bed: €1490 1 two beds: €2800 4 three beds: €1800-€2700, Median: €2375					
Total Unique HAP	0					

- There was an average of 11 properties available to rent each day in Limerick City Suburbs during the study period.
- There were **no HAP properties** available within **standard/discretionary HAP limits**.
- There was one one-bedroom property available, with rent set at €1490.
- There was one two-bedroom property available, with rent set at €2800.
- Monthly rents for three-bedroom properties ranged from €1800-€2700.
- According to Daft.ie, rents in Limerick County increased by 15% since last year and now sit at an average of €1,460.

Limerick City Centre

Table 15: Limerick City Centre Properties Available Within HAP Limits

	Single/Couple: €450		Couple/One Parent + One Child: €650		Couple/One Parent + Two Children: €700	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 9 (9 including studios and students)	1 one bed: €2000 5 two beds: €1800-€2650, Median: €2000 1 three bed: €2500					
Day Two: 7 (7 including studios and students) (0 unique)	0 one beds 5 two beds: €1800-€2650, Median: €2000 1 three bed: €2500					
Day Three: 7 (7 including studios and students) (1 unique)	0 one beds 5 two beds: €1800-€2650, Median: €2000 1 three bed: €1800					
Total Unique HAP	0					

- There was an average of eight properties available to rent each day in Limerick City Centre during the study period.
- There were **no HAP properties** available within **standard/discretionary HAP limits**.
- There was one one-bedroom property available, with rent set at €2000.

- Monthly rents for two-bedroom properties ranged from €1800-€2650.
- Monthly rents the three-bedroom properties ranged from €1800-€2500.
- According to Daft.ie, rents in Limerick City increased by 14% since last year and now sit at an average of €1,907.

Sligo Town

Table 16: Sligo Towns Properties Available Within HAP Limits

	Single/Couple: €450		Couple/One Parent + One Child: €650		Couple/One Parent + Two Children: €700	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 1 (1 including studios and students)	0 one beds 0 two beds 1 three beds: €1200					
Day Two: 2 (2 including studios and students) (1 unique)	0 one beds 0 two beds 2 three beds: €1200-€1400, Median: €1300					
Day Three: 1 (1 including studios and students) (0 unique)	0 one beds 0 two beds 1 three beds: €1400					
Total Unique HAP	0					

- There was an average of one property available to rent each day in Sligo town during the study period.
- There were **no HAP properties** available within **standard/discretionary limits**.
- There were no one-bedroom properties available.
- There were no two-bedroom properties available.
- Monthly rents for three-bedroom properties ranged from €1200-€1400.
- According to Daft.ie, rents in Sligo County have increased by 13% since last year and now sit at an average of €1,251.

Portlaoise

Table 17: Portlaoise Properties Available Within HAP Limits

	Single/Couple: €433		Couple/One Parent + One Child: €580		Couple/One Parent + Two Children: €610	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 5 (5 including studios and students)	0 one beds 1 two bed: €1400 2 three beds: €1750-€1800, Median: €1775					
Day Two: 5 (5 including studios and students) (1 unique)	0 one beds 1 two bed: €1400 2 three beds: €1750-€1800, Median: €1775					
Day Three: 5 (5 including studios and students) (0 unique)	0 one beds 1 two bed: €1400 2 three beds: €1750-€1800, Median: €1775					
Total Unique HAP	0					

- There was an average of 5 properties available to rent each day in Portlaoise during the study period.
- There were **no HAP properties** available within **standard/discretionary limits**.
- There were no one-bedroom properties available.
- There was one two-bedroom property available to rent, with rent set at €1400.
- Monthly rents ranged from €1750-€1800.
- According to Daft.ie, rents in Laois increased by 14% since last year and now sit at an average of €1,476.

Waterford City Centre

Table 18: Waterford City Centre Available Within HAP Limits

	Single/Couple: €450		Couple/One Parent + One Child: €550		Couple/One Parent + Two Children: €575	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 14 (15 including studios and students)	3 one beds: €931.66-€1100, Median: €950 4 two beds: €1035-€2500, Median: €1568 4 three beds: €1800-€2000, Median: €2000					
Day Two: 15 (16 including studios and students) (1 unique)	3 one beds: €931.66-€1100, Median: €950 4 two beds: €1035-€1800, Median: €1468 4 three beds: €1800-€2000, Median: €2000					
Day Three: 13 (14 including studios and students) (0 unique)	3 one beds: €931.66-€1100, Median: €950 4 two beds: €1035-€1800, Median: €1468 2 three beds: €1800-€2000, Median: €1900					
Total Unique HAP	0					

- There was an average of 15 properties available to rent each day in Waterford City Centre during the study period.
- There were **no HAP properties** available within **standard/discretionary limits**.
- Monthly rents for one-bedroom properties ranged from €913.66-€1100.
- Monthly rents for two-bedroom properties ranged from €1035-€2500.
- Monthly rents for three-bedroom properties ranged from €1800-€2000.
- According to Daft.ie, rents in Waterford City have increased by €1,537 since last year and now sit at €1,537.

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 Southeast, 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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