



Locked Out of the Market XVI

The Gap Between HAP Limits and Market Rents

Snapshot Study

January 2020

Simon Communities in Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken over three consecutive days in December 2019 (10th, 11th, and 12th)². This report tracks the number of properties advertised to rent within the Department of Housing, Planning and Local Government (DHPLG) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie³ for the following areas: Cork City Centre⁴, Cork City Suburbs, Dublin City Centre⁵, Dublin City North, Dublin City South, Galway City Centre⁶, Galway City suburbs, Limerick City Centre⁷, Limerick City suburbs, Portlaoise, North Kildare,⁸ Athlone, Sligo Town⁹, Dundalk, Co. Leitrim,¹⁰ and Waterford City Centre.¹¹ This is the sixteenth snapshot study of this kind and compares the findings to the previous studies providing indicative point-in-time data on the pressure in the private rental sector and 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 rate is calculated as up to an additional 50% of the standard rate in Dublin, and up to an additional 20% 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.

According to the *Daft.ie 2019 Quarter 3 Rental Report*, rents rose nationwide by an average of 3.9% year-on-year in the third quarter of 2019. This most recent quarterly report shows that average national rents rose from €1,391 to €1,403 per month since Q2 2019, an all-time high.¹² This Simon Communities in Ireland *Locked Out* report found there were 1,753 properties available to rent with no maximum cost within the 16 areas over the three dates surveyed. 45.4% of these properties (796) were available within standard and discretionary HAP limits for the four household categories included in this study. This represents an increase of 10.1% since the previous *Locked Out* report, published in July/August 2019. However, when the discretionary top-up increase is excluded, just 97 properties were found within HAP limits in December.

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 Data for the North Kildare region was collected on December 16th, 17th and 18th.

³ Daft.ie is a property website that advertises the asking prices for properties available for sale and for rent. <http://www.daft.ie/about/>

⁴ 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).

⁵ Dublin City Centre contains properties to rent in Temple Bar, Dublin 1, Dublin 2, Christchurch, IFSC, North Wall, Smithfield, Hanover Quay (daft.ie).

⁶ Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

⁷ Limerick City Centre contains properties to rent in Limerick City (daft.ie).

⁸ Areas of North Kildare include Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

⁹ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contains 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 Daft.ie 2019 Q3 Rental Price Report, <https://www.daft.ie/report/2019-Q3-rental-daftreport.pdf>

Main Findings

Property Availability

- In all, there was an average of 1,753 properties available to rent with no maximum cost across the 16 study areas.
- Just 97 of all properties available to rent (1,753) during the three-day snapshot study period were found to be within standard Housing Assistance Payment limits. This was an increase of 42 properties from the July/August study. A further 699 properties were found to be available when discretion limits were applied, up 49% from 469 in July/August. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% in other counties.
- Combining standard Housing Assistance Payment limits and the discretionary limit, 796 properties were available to rent. 83.9% (668) of these properties were located in Dublin City.
- There were no properties available to rent within standard or discretionary Rent Supplement/Housing Assistance Payment HAP limits across five study areas for a single person or couple. These areas were; Limerick City Centre, Waterford City Centre, Portlaoise, Galway City Centre and Cork City suburbs. Just one or two properties were available in these household categories in five areas; Limerick City suburbs, Sligo, Dundalk, Cork City Centre and Athlone.
- There were just six properties available to rent for a single person within standard Rent Supplement/Housing Assistance Payment HAP limits across all study areas.
- 69.5% (1,219) of properties available to rent with no maximum cost were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South), with a particularly high concentration in Dublin City South (627).

Regional Variation

- Regional variation is evident across the study findings in terms of numbers of properties available within Housing Assistance Payment (HAP) limits for each area. Fewer properties are available within city centres and regional towns, with a majority of available properties found in commuter belt towns and city suburbs. As a whole, available properties were concentrated in Dublin City.¹³
 - There were 72 properties available within standard HAP limits in urban centres. This is an increase of 43 properties since the July/August study. An additional 645 properties were available within discretionary or Homeless HAP limits, an increase of 220 since July/August. The vast majority of these properties were located in Dublin City.
 - Ten properties are available within standard HAP limits in regional towns, namely Sligo and Athlone and Co. Leitrim. Eleven more properties were found within discretionary limits.
 - In commuter belt towns, 26 properties were available within standard HAP limits. An additional 43 were found within discretionary limits. All of these properties were located in Dundalk and North Kildare, with no suitable properties found in Portlaoise.

¹³ See Table 1 below for regional breakdown.

Household types

- Of the 796 properties available to rent across the 16 study areas within all four household categories of Housing Assistance Payment (HAP) standard and discretionary limits, the following were available;¹⁴
 - Single persons: Just six properties were available within standard HAP limits for a single person. This represented 6.2% of all properties available within standard limits. A further 34 properties were found within discretionary limits.
 - Couples: Sixteen properties were available to rent within the standard HAP limits for a couple. One-hundred-and-ten properties were available in this category within discretionary limits. This represented a notable increase in available properties since the July/August study in this category, from two and 47 respectively.
 - Couple/one parent plus one child: Fifty-five properties were available for a couple/one parent and one child within standard HAP limits - 57% of all available properties within standard HAP limits across all four household categories. A further 378 properties were found within discretionary limits, with the vast majority of these located in Dublin City.
 - Couple/one parent plus two children: Twenty properties were available within standard HAP limits for a couple/one parent and two children. This accounts for 20.5% of all available properties within HAP limits for this household category. A further 177 properties were found within discretionary limits, with the vast majority of these located in cities.

¹⁴ See Table 2 below for regional breakdown.

Analysis of Findings

Even taking into consideration the discretionary/Homeless HAP limits, the availability of suitable properties for single people and couples remains low. In total, properties suitable for single people made up 5% of the total availability, the same as the July/August study. While the share of properties suitable for couples showed more signs of growth, it remained at just 16% of the total available properties. There are also significant regional considerations with these properties. Five of the 16 areas surveyed did not have any suitable properties available to rent for a single person or couple within standard or discretionary HAP limits. These areas were; Cork City Centre, Waterford City Centre, Portlaoise, Galway City Centre and Limerick City Centre. A further four areas (Athlone, Sligo, Dundalk and Limerick City Suburbs) were found to have just one property available for a single person or couple.

Presented below are the findings from the Locked Out of the Market three-day snapshot study for 10th – 12th December 2019. An overall picture of the 16 study areas is in *Table 2* below, showing the average number of properties available to rent in each area. It displays the total number of properties available within Housing Assistance Payment limits across each of the four household categories: single person, couple, couple/one-parent with one child and couple/one-parent with two children. *Table 1* gives a regional breakdown of the number of properties found within standard HAP limits and the number of properties that would require a discretionary top-up in each area. Regional variations in the distribution of available properties within HAP limits for December 2019 and July/August 2019 are displayed in *Tables 2*, and *3*. 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.¹⁵

Figure 1 shows the percentage share of available properties for couples/singles and family household categories across the fifteen Locked Out studies in this series. The total number of available properties without Housing Assistance Payment limits per study is visible beneath the corresponding study month. This is followed by *Figure 2*, *Figure 3* and *Figure 4*, which illustrate the percentage breakdown of properties available per household category in December 2019, July/August 2019 and April 2018. It should be noted that *Locked Out XVI* is the second instalment of this report series to include five more areas than previous editions of the study, as well as including properties which qualified for additional discretionary HAP top-ups.

Figure 2, *Figure 3* and *Figure 4* below illustrate the percentage breakdown of properties available per household category in December 2019, July/August 2019 and April 2019. The pie charts demonstrate that while there has been a marginal improvement in availability of suitable properties since July/August 2019, single people and couples remain disproportionately affected with regard to availability of properties within HAP limits in these two specific categories. Only six properties were available to rent for single persons and couples within standard HAP limits in December 2019.

The percentage share of properties available for a couple/one parent and one child within standard limits stood at 6.9% (55) of all properties available. This figure rose to 54.4% (488) when properties available within discretionary rates were included. This category of accommodation saw the largest

¹⁵ We are always working to improve this report and the accessibility of the information based on feedback. In this report we include rent ranges per each of the 16 regions for one and two bedroomed properties where available, contrasted with those properties which fell within HAP limits.

increase in availability since the July/August 2019 study, although it must be acknowledged that a large portion of these properties are one-bedroom units, the suitability of which for a family of this size is open to question. 24.7% (197) of properties available within HAP limits were available for a couple/one parent and two children. It is also worth noting that a significant majority (83.8%) of properties available in these two categories are based in the three areas of Dublin City surveyed – Dublin City Centre, Dublin City North and Dublin City South. This represents a 7.7% increase since the July/August study.

Figure 1: Percentage share of available properties for Singles/Couple & Family Categories across the Locked Out Series May 2015 – December 2019¹⁶

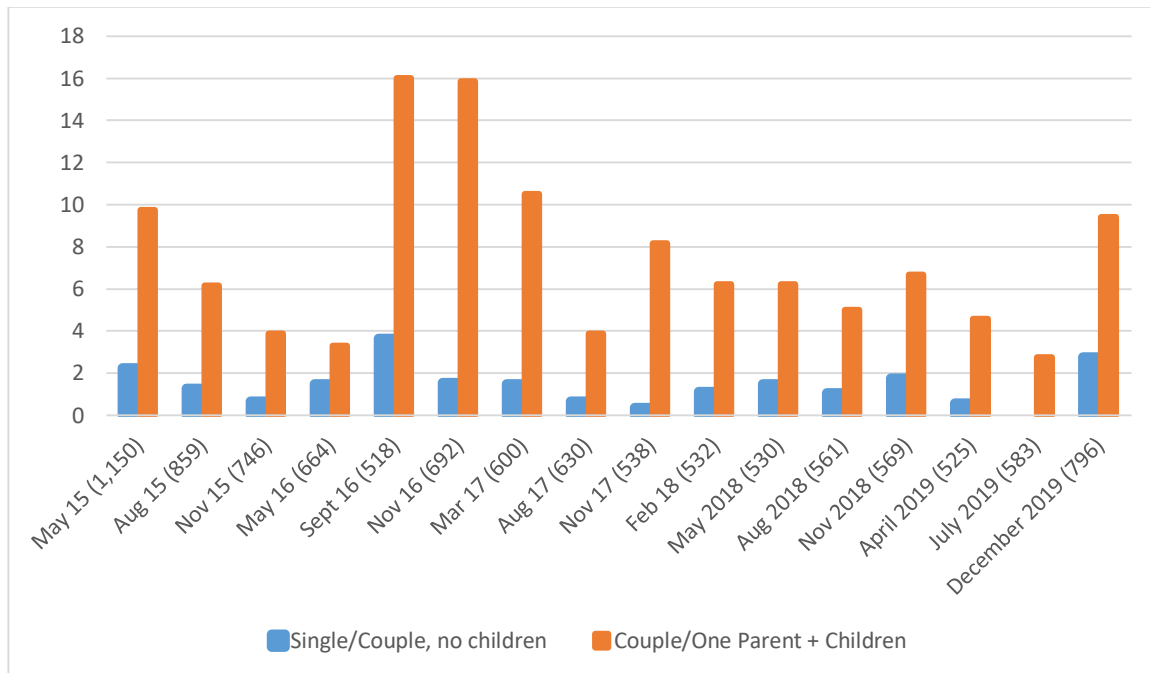
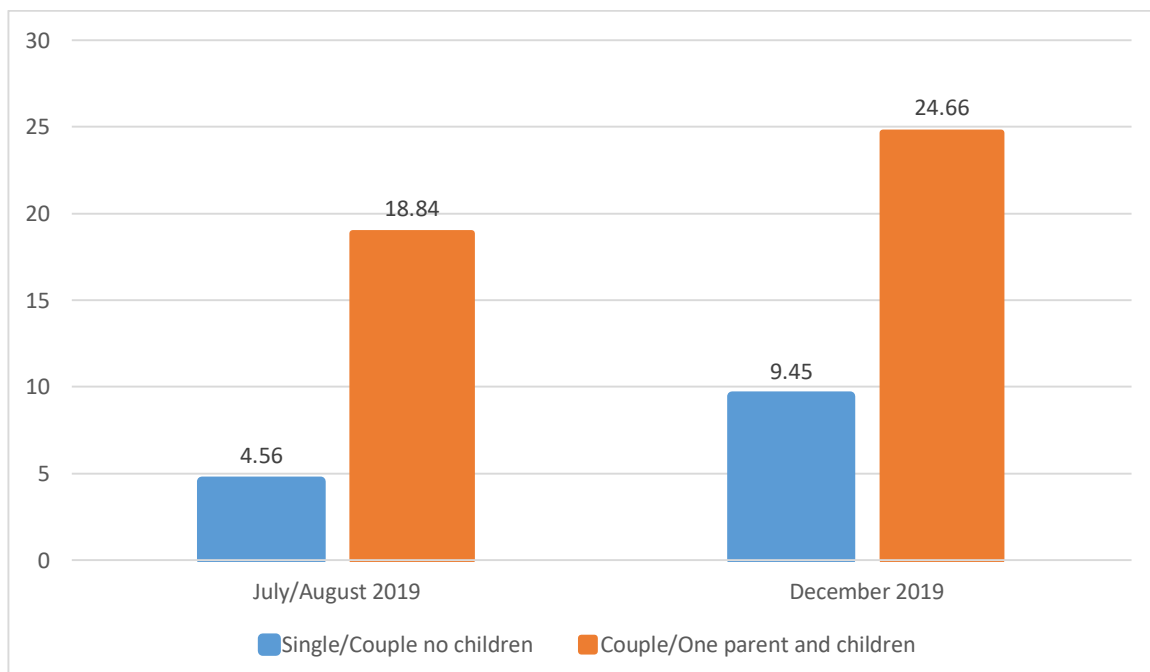


Figure 2: Percentage share of available properties for Singles/Couple & Family Categories across all areas, July-August and December 2019¹⁷



¹⁶ The July and December entries in this chart is intended to be compared to previous *Locked Out* findings. Hence, data for the five new areas in this report (Dublin City North, Dublin City South, Limerick City Suburbs, Galway City Suburb and Cork City Suburbs) are not included. Properties available at discretionary HAP rates are also not counted.

¹⁷ This entry includes availability of properties within discretionary HAP limits.

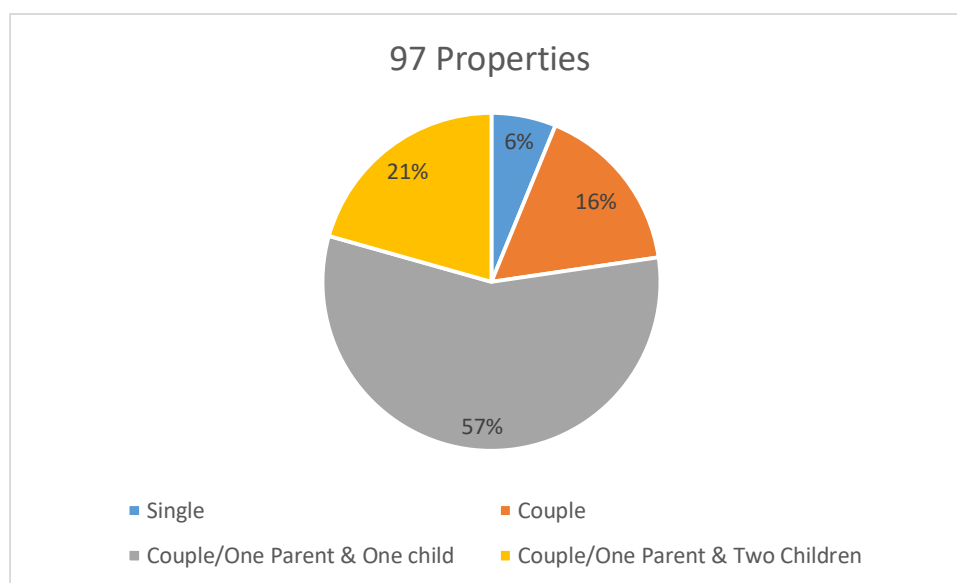
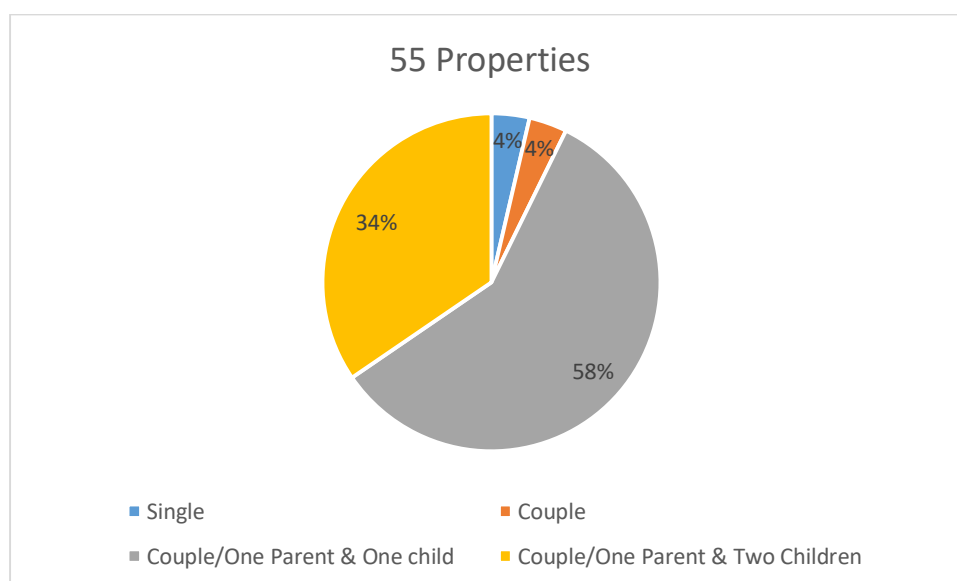
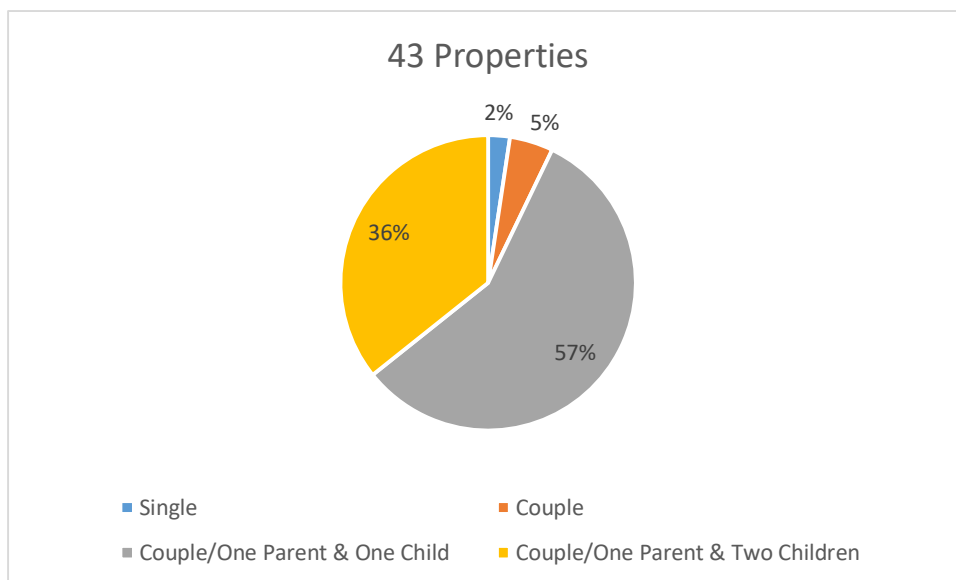
Figure 3: Number of Properties by HAP Household Category December 2019**Figure 3: Number of Properties by HAP Household Category July – August 2019**

Figure 4: Number of Properties by HAP Household Category April 2019



Homeless HAP/Discretionary Rate top-ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out XVI* 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 due to a lack of availability on the private rental market.

The top-ups allow local authorities to authorise an increase in payments in the case 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 is a maximum of an additional 20% of the standard rate. In this instance, the rate for a single person in Cork City (€550) is increased to €660.

In reviewing the availability of properties to rent within HAP limits, the number of properties available within standard and discretionary/Homeless HAP rates were determined. Table 1 shows a regional breakdown of properties available within standard and discretionary/Homeless HAP limits. In total, 87.8% (699) of the total number of properties found within HAP limits required a discretionary top-up of varying levels. In Galway City Centre and Waterford City Centre, all properties identified required a top-up.

Table 1: Regional Breakdown of Properties Available Within HAP and Homeless Hap Limits

	Average number of properties available to rent with no min cost	Total Within Standard Limits	Total Within Discretionary/Homeless HAP Limits
Athlone	26	1	2
Cork City Suburbs	60	1	4
Cork City Centre	55	1	4
Dublin City North	253	27	229
Dublin City South	627	17	287
Dublin City Centre	339	6	102
Dundalk	34	11	26
Galway City Suburbs	54	2	10
Galway City Centre	25	0	1
North Kildare	104	17	18
Co. Leitrim	33	7	8
Limerick City Suburbs	30	3	2
Limerick City Centre	20	1	2
Sligo town	11	3	0
Portlaoise	15	0	0
Waterford City Centre	67	0	4
Total:	1,753	97	699

Table 2a: Available properties to rent within HAP limits across 16 study areas on December 10th, 11th 12th 2019 for Singles and Couples

	Average number of properties available to rent with no min cost	Single person: Total number of properties available to rent within HAP Limits	Single person: Total number of properties available to rent within Discretionary or Homeless HAP Limits	Couple: Total number of properties available to rent within HAP Limits	Couple: Total number of properties available to rent within Discretionary or Homeless HAP Limits
Athlone	26	0	1	1	0
Cork City Suburbs	60	0	0	0	0
Cork City Centre	55	0	0	0	1
Dublin City North	253	0	14	6	42
Dublin City South	627	0	14	4	39
Dublin City Centre	339	1	2	2	16
Dundalk	34	0	1	0	0
Galway City Suburbs	54	1	1	0	3
Galway City Centre	25	0	0	0	0
North Kildare	104	2	0	1	5
Co. Leitrim	33	0	1	0	4
Limerick City Suburbs	30	1	0	1	0
Limerick City Centre	20	0	0	0	0
Sligo town	11	1	0	1	0
Portlaoise	15	0	0	0	0
Waterford City Centre	67	0	0	0	0
Total:	1,753	6	34	16	110

Table 2b: Available properties to rent within HAP limits across 16 study areas on December 10th, 11th 12th 2019 for Couple/One Parent + 1 or 2 children

	Average number of properties available to rent with no min cost	Couple/One Parent + 1 Child: Total number of properties available to rent within HAP Limits	Couple/One Parent + 1 Child: Total number of properties available to rent within Discretionary or Homeless HAP Limits	Couple/One Parent + 2 Children: Total number of properties available to rent within HAP Limits	Couple/One Parent + 2 Children: Total number of properties available to rent within Discretionary or Homeless HAP Limits
Athlone	26	0	1	0	0
Cork City Suburbs	60	0	2	1	2
Cork City Centre	55	1	3	0	0
Dublin City North	253	20	112	1	61
Dublin City South	627	13	158	0	76
Dublin City Centre	339	3	70	0	14
Dundalk	34	3	10	8	15
Galway City Suburbs	54	1	5	0	1
Galway City Centre	25	0	1	0	0
North Kildare	104	8	7	6	6
Co. Leitrim	33	3	1	4	2
Limerick City Suburbs	30	1	2	0	0
Limerick City Centre	20	1	2	0	0
Sligo town	11	1	0	0	0
Portlaoise	15	0	0	0	0
Waterford City Centre	67	0	4	0	0
Total:	1,753	55	378	20	177

Table 3: Available properties by Household Category & Regional Distribution December 2019

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	Urban Centres¹⁸: A) 3 (Dublin City Centre, Limerick City Suburbs, Galway City Suburbs) B) 31 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs) Commuter Belt¹⁹: A) 2 (Kildare North), B) 1 (Dundalk) Regional Towns²⁰: A) 1 (Sligo), B) 2 (Co. Leitrim and Athlone)
Properties available within A) standard and B) discretionary limits for a Couple	Urban Centres²¹: A) 13 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Suburbs), B) 101 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre). Commuter Belt²²: A) 1 (North Kildare), B) 5 (North Kildare). Regional Towns²³: A) 2 (Sligo and Athlone), B) 4 (Co. Leitrim)
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child	Urban Centres: A) 54 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Waterford City Centre, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs), B) 359 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Waterford City Centre, Galway City Centre, Galway City Suburbs, Cork City Centre, Cork City Suburbs). Commuter Belt: A) 11 (North Kildare, Dundalk), B) 17 (North Kildare, Dundalk). Regional Towns: A) 4 (Sligo, Co. Leitrim), B) 2 (Athlone, Co. Leitrim).
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	Urban Centres: A) 2 (Dublin City North, Cork City Suburbs), B) 154 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Suburbs). Commuter Belt: A) 14 (North Kildare, Dundalk), B) 21 (North Kildare, Dundalk). Regional Towns: A) 4 (Co. Leitrim), B) 2 (Co. Leitrim).

¹⁸ Urban centres include Cork City Centre, Cork City Suburbs, Dublin City Centre, Dublin City North, Dublin City South, Galway City Centre, Galway City Suburbs, Limerick City Centre, Limerick City Suburbs and Waterford City Centre.

¹⁹ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

²⁰ Regional towns include Athlone, Co. Leitrim and Sligo Town.

²¹ Urban centres include Cork City Centre, Dublin City Centre, Galway City Centre, Limerick City Centre and Waterford City Centre.

²² Commuter belt towns include North Kildare, Portlaoise and Dundalk.

²³ Regional towns include Athlone, Co. Leitrim and Sligo Town.

Table 3: Available properties by Household Category & Regional Distribution July-August 2019

Household Category/Composition Category	Available Properties
Properties available within A) standard and B) discretionary limits for a Single Person	Urban Centres²⁴: A) 2 (Dublin City North) B) 22 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs). Commuter Belt²⁵: A) 0, B) 2 (Dundalk) Regional Towns²⁶: A) 0, B) 0
Properties available within A) standard and B) discretionary limits for a Couple	Urban Centres²⁷: A) 2 (Dublin City South), B) 43 (Dublin City Centre, Dublin City North, Dublin City South, Galway City Suburbs, Cork City Centre). Commuter Belt²⁸: A) 0, B) 3 (North Kildare, Dundalk). Regional Towns²⁹: A) 0, B) 1 (Co. Leitrim)
Properties available within A) standard and B) discretionary limits for a couple/one parent + 1 child	Urban Centres: A) 18 (Dublin City North, Dublin City South, Cork City Centre, Cork City Suburbs), B) 232 (Dublin City Centre, Dublin City North, Dublin City South, Cork City Centre, Cork City Suburbs, Galway City Suburbs, Waterford City Centre, Limerick City Centre). Commuter Belt: A) 10 (North Kildare, Dundalk), B) 12 (North Kildare, Dundalk). Regional Towns: A) 4 (Athlone, Co. Leitrim), B) 5 (Athlone, Co. Leitrim).
Properties available within A) standard and B) discretionary limits for a couple/one parent + 2 children	Urban Centres: A) 5 (Dublin City South, Cork City Suburbs), B) 128 (Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Galway City Suburbs, Cork City Suburbs). Commuter Belt: A) 13 (North Kildare, Dundalk), B) 15 (North Kildare, Dundalk). Regional Towns: A) 1 (Co. Leitrim), B) 6 (Sligo town, Co. Leitrim, Athlone).

²⁴ Urban centres include Cork City Centre, Cork City Suburbs, Dublin City Centre, Dublin City North, Dublin City South, Galway City Centre, Galway City Suburbs, Limerick City Centre, Limerick City Suburbs and Waterford City Centre.

²⁵ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

²⁶ Regional towns include Athlone, Co. Leitrim and Sligo Town.

²⁷ Urban centres include Cork City Centre, Dublin City Centre, Galway City Centre, Limerick City Centre and Waterford City Centre.

²⁸ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

²⁹ Regional towns include Athlone, Co. Leitrim and Sligo Town.

Summary of findings for each location

Athlone

Table 5: Athlone – properties available within HAP limits

Date:	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€564)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€720)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€750)
10/12/2019	28	A: 0, B: 1	A: 1, B: 0	A: 0, B: 1	A: 0, B: 0
11/12/2019	27	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
12/12/2019	24	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 1	A: 1, B: 0	A: 0, B: 1	A: 0, B: 0

Athlone Summary

- There was an average of 26 properties available to rent in Athlone in this study period, an increase of 15 properties since the July/August 2019 study, and a close return to the average number of available properties seen in November 2018 (30).
- One property was available to rent within standard HAP limits across all four household categories in this study period, remaining the same since the July/August 2019 study. Two additional properties were available once the 20% discretion limit was applied.
- Rents for a one-bedroom property in Athlone ranged from €715 to €1,100 for available properties, all of which were beyond standard HAP limits. The median price for one-bedroom properties was €800 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €900 to €1,450 for available properties. The median price for one-bedroom properties was €1,000 over the three days.
- Rents for a three-bedroom properties in Athlone ranged from €850 to €1,600. The median price for three-bedroom properties was €1,130 over the three days.
- Rents increased in Co. Westmeath by an average of 7.7% in the year to Q3 2019.³⁰
- Since HAP limits were increased in Q3 2016³¹, rents in Westmeath have increased by 37.4% according to Daft.ie quarterly reports.³²

³⁰ Daft.ie Rental Price Report, Q3 2019, <https://www.daft.ie/report/2019-Q3-rental-daftreport.pdf>.

³¹ Rent Supplement and HAP limits were increased from July 2016 <https://www.welfare.ie/en/pressoffice/Pages/pr280616.aspx>

³² Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

Cork City Centre

Table 6: Cork City Centre properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,080)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €925, B) HAP Discretion limits (€1,110)
10/12/2019	58	A: 0, B: 0	A: 0, B: 1	A: 1, B: 3	A: 0, B: 0
11/12/2019	53	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
12/12/2019	53	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 1	A: 1, B: 3	A: 0, B: 0

Cork City Centre Summary

- There was an average of 55 properties to rent in Cork City Centre over the course of the study period. This is an increase of 11 properties compared to July/August 2019, and a further increase of 28 properties since April 2018. In November 2018, an average of 28 properties were available to rent in the city centre.
- Just one property was available to rent over the study period within standard HAP limits in Cork City Centre, representing a drop of three properties since April 2019.
- An additional four properties were within the 20% discretionary HAP limits.
- No properties were available to rent within the HAP limits for a single person over the three days of the study. This was also the case in July/August 2019.
- One property was available within HAP limits for a couple during this study period, remaining the same since July/August 2019. This property required the 20% discretionary limit.
- Four properties were available within HAP limits for a couple/one parent and one child, a decrease of two properties since July/August 2019. Three of these properties required the 20% discretionary limit. All of these properties were one-bedroom units, the suitability of which for a family of this size is open to question.
- No properties were available within HAP limits for a couple/one parent and two children. This was also the case in July/August 2019.
- Monthly rents in Cork City Centre ranged from €850 to €2,400 for the one-bedroom properties available over the three-day study period, all of which were above standard HAP limits. The median price for one-bedroom properties ranged from €1,110 to €1,200 over the three days.
- Monthly rents in Cork City Centre ranged from €1,087 to €2,500 for two-bedroom properties available over the three-day study period, all but one of which were above HAP limits. The median price for two-bedroom properties ranged from €1,530 to €1,413 over the three days.
- Monthly rents in Cork City Centre ranged from €1,300 to €3,421 for three-bedroom properties available over the three-day study period, all of which were above HAP limits. The median price for three-bedroom properties was €1,800 over the three days.

- Monthly rents increased in Cork City by an average 5.5% in the year to Q2 2019.³³
- Since HAP limits were increased in Q3 2016, rents in Cork City have increased by 26.2% according to Daft.ie quarterly reports.³⁴

³³ Ibid 29.

³⁴ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

- **Cork City Suburbs**

- **Table 7: Cork City Suburbs properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,080)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €925, B) HAP Discretion limits (€1,110)
10/12/2019	60	A: 0, B: 0	A: 0, B: 0	A: 0, B: 2	A: 1, B: 2
11/12/2019	59	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
12/12/2019	61	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 2	A: 1, B: 2

Cork City Suburbs Summary

- There was an average of 60 properties to rent in Cork City Suburbs³⁵ over the course of the study period. This was the first time that this area was included in the *Locked Out* snapshot study.
- Five properties were available to rent over the study period within HAP limits in Cork City Suburbs. Four of these properties were within the 20% discretionary HAP limits.
- No properties were available to rent within the HAP limits for a single person or couple over the three days of the study.
- Two properties were available within HAP limits for a couple/one parent and one child. Both of these properties required the 20% discretionary limit.
- Three properties were available within HAP limits for a couple/one parent and two children. Two of these properties required the 20% discretionary limit.
- Monthly rents in Cork City Suburbs ranged from €1,100 to €1,200 for one-bedroom properties available over the three-day study period, all of which were above HAP limits. The median price for one-bedroom properties ranged from €1,245 to €1,250 over the three days.
- Monthly rents in Cork City Suburbs ranged from €950 to €1,850 for two-bedroom properties available over the three-day study period, all of which were above HAP limits. The median price for one-bedroom properties ranged from €1,438 to €1,450 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1,020 to €2,000 for three-bedroom properties available over the three-day study period, all but one of which were above HAP limits. The median price for three-bedroom properties over the three days was €1,543.
- Monthly rents increased in Cork City by an average 5.5% in the year to Q2 2019.³⁶
- Since HAP limits were increased in Q3 2016, rents in Cork City have increased by 26.2% according to Daft.ie quarterly reports.³⁷

³⁵ Ballinlough, Ballinure, Bishopstown, Blackrock, Donnybrook, Frankfield, Glasheen, Hollyhill, Passage West, Rochestown, Silverspring, St. Lukes, Tivoli, Turners Cross, Victoria Cross, Wilton.

³⁶ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>

³⁷ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

Dublin City Centre

Table 8: Dublin City Centre properties available within HAP limits

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within: A) HAP limits of €660, B) HAP Discretion limits (€990)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,350)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €1,250, B) HAP Discretion limits (€1,875)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,275, B) HAP Discretion limits (€1,912.50)
10/12/2019	345	A: 0, B: 1	A: 1, B: 12	A: 2, B: 58	A: 0, B: 12
11/12/2019	338	A: 1, B: 0	A: 0, B: 4	A: 1, B: 8	A: 0, B: 2
12/12/2019	333	A: 0, B: 1	A: 1, B: 0	A: 0, B: 4	A: 0, B: 0
TOTAL		A: 1, B: 2	A: 2, B: 16	A: 3, B: 70	A: 0, B: 14

Dublin City Centre Summary

- There was an average of 339 properties available to rent in Dublin City Centre over the study period. This is an increase of 62 properties since the previous study in July/August 2019. It is a further increase from November 2018, when there was an average of 259 properties available to rent in Dublin City Centre.
- There were three properties available within standard HAP limits in Dublin City Centre in this study period, an increase of three since July/August 2019. In November 2018, two properties were available within standard HAP limits across all four categories.
- 102 properties were available in the city centre within the Homeless HAP rate, which is an additional 50% of the standard HAP rate. This is an increase of 32 properties since the July/August 2019 study.
- There was one property available to rent within standard HAP limits for a single person, up one since the July/August study. Two properties in this category were available within Homeless HAP limits.
- No were two properties available to rent within standard HAP limits for a couple, which is an increase of two since the July/August 2019 study. Sixteen properties in this category were available within Homeless HAP limits, up by ten since July/August.
- Three properties were available to rent within HAP limits for a couple/one parent and one child in December 2019. An additional 73 properties in this category were available within Homeless HAP limits.
- No properties were available to rent within standard HAP limits for a couple/one parent and two children across the three days of this study. This remained the same since the July/August 2019 study. Fourteen properties in this category were available within Homeless HAP limits.
- Rents in Dublin City Centre ranged from €760 to €4,500 for one-bedroom properties available, with a median rate ranging from €2,000 to €2,100 over the three days.
- Rents in Dublin City Centre ranged from €1,700 to €5,800 for two-bedroom properties available, with a median rate ranging from €2,750 to €2,850 over the three days.

- Rents in Dublin City Centre ranged from €2,600 to €8,000 for three-bedroom properties available, with a median rate of €3,950 over the three days.
- Rents increased in Dublin City Centre by an average of 3.4% in the year to Q3 2019.³⁸
- Since HAP limits were increased in Q3 2016, rents in Dublin City Centre have increased by 32.3% according to Daft.ie quarterly reports.³⁹

³⁸ Ibid 30

³⁹ Ibid 32.

- **Dublin City North**

- **Table 9: Dublin City North properties available within HAP limits**

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within: A) HAP limits of €660, B) HAP Discretion limits (€990)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,350)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €1,250, B) HAP Discretion limits (€1,875)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,275, B) HAP Discretion limits (€1,912.50)
10/12/2019	269	A: 0, B: 12	A: 5, B: 37	A: 17, B: 90	A: 0, B: 51
11/12/2019	245	A: 0, B: 1	A: 1, B: 2	A: 1, B: 16	A: 0, B: 6
12/12/2019	245	A: 0, B: 1	A: 0, B: 3	A: 2, B: 6	A: 1, B: 4
TOTAL		A: 0, B: 14	A: 6, B: 42	A: 20 B: 112	A: 1, B: 61

Dublin City North Summary

- There was an average of 253 properties available to rent in Dublin City North over the study period. This was an increase of 38 properties since the July/August 2019 study. This is the second time that this area was included in the *Locked Out* snapshot study.
- There were 27 properties available within standard HAP limits in Dublin City North in this study period, an increase of 20 since July/August.
- A further 229 properties were available in the city centre within the Homeless HAP rate, which is an additional 50% of the standard HAP rate. This was 84 properties more than in July/August 2019.
- After Dublin City South, Dublin City North had the most availability of HAP properties out of the 16 areas surveyed.
- There were 14 properties available to rent within HAP limits for a single person. All properties identified in this category required Homeless HAP.
- Six properties were available to rent within standard HAP limits for a couple, up from none in July/August. Forty-two properties in this category were available within Homeless HAP limits, an increase of 24 since July/August.
- Twenty properties were available to rent within HAP limits for a couple/one parent and one child in December 2019. 112 properties in this category were available within Homeless HAP limits. Both of these were notably higher than in July/August 2019.
- One property was available to rent within HAP limits for a couple/one parent and two children across the three days of this study. Sixty-one properties in this category were available within Homeless HAP limits.
- Rents in Dublin City North ranged from €725 to €2,325 for one-bedroom properties available, with a median rate ranging from €1,400 to €1,450 over the three days.
- Rents in Dublin City North ranged from €1,140 to €3,650 for two-bedroom properties available, with a median rate of €1,850 to €1,900 over the three days.

- Rents in Dublin City North ranged from €1,400 to €3,650 for three-bedroom properties available, with a median rate ranging from €2,450 to €2,500 over the three days.
- Rents increased in Dublin City North by an average of 4.9% in the year to Q2 2019.⁴⁰
- Since HAP limits were increased in Q3 2016, rents in Dublin City North have increased by 31.4% according to Daft.ie quarterly reports.⁴¹

⁴⁰ Ibid 30

⁴¹ Ibid 32.

- **Dublin City South**

- **Table 10: Dublin City South properties available within HAP limits**

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within: A) HAP limits of €660, B) HAP Discretion limits (€990)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€1,080)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €1,250, B) HAP Discretion limits (€1,875)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,275, B) HAP Discretion limits (€1,912.50)
10/12/2019	635	A: 0, B: 12	A: 3, B: 32	A: 10, B: 130	A: 0, B: 64
11/12/2019	632	A: 0, B: 2	A: 1, B: 6	A: 2, B: 26	A: 0, B: 12
12/12/2019	614	A: 0, B: 0	A: 0, B: 1	A: 1, B: 2	A: 0, B: 0
TOTAL		A: 0, B: 14	A: 4, B: 39	A: 13 B: 158	A: 0, B: 76

Dublin City South Summary

- There was an average of 627 properties available to rent in Dublin City South over the study period. This is an increase of 76 in the average number of properties available in July/August, and was the area with the highest average number of properties available in this study.
- There were 17 properties available within standard HAP limits in Dublin City North in this study period, and increase of three since July/August.
- A further 287 properties were available in the city centre within the Homeless HAP rate, which is an additional 50% of the standard HAP rate. This represented an increase of 97 properties since July/August.
- Dublin City South had the most availability of HAP properties out of the 16 areas surveyed.
- There were fourteen properties available to rent within HAP limits for a single person. All of these properties in this category required Homeless HAP. This represented an increase of five properties since July/August.
- Four properties were available to rent within standard HAP limits for a couple. A further 39 properties in this category were available within Homeless HAP limits, up from 15 in the July/August study.
- Thirteen properties were available to rent within HAP limits for a couple/one parent and one child in July 2019. Another 158 properties in this category were available within Homeless HAP limits.
- No properties were available to rent within HAP limits for a couple/one parent and two children across the three days of this study, down from three in July/August. Seventy-six properties in this category were available within Homeless HAP limits.
- Rents in Dublin City South ranged from €800 to €5,250 for one-bedroom properties available, with a median rate of €1,700 to €1,750 over the three days.
- Rents in Dublin City South ranged from €1,100 to €10,000 for two-bedroom properties available, with a median rate ranging from €2,300 to €2,600 over the three days.

- Rents in Dublin City South ranged from €1,600 to €8,865 for three-bedroom properties available, with a median rate ranging from €2,370 to €3,100 over the three days.
- Rents increased in Dublin City South by an average of 3.4% in the year to Q3 2019.⁴²
- Since HAP limits were increased in Q3 2016, rents in Dublin City South have increased by 27.3% according to Daft.ie quarterly reports.⁴³

⁴² Ibid 30

⁴³ Ibid 32.

Dundalk**Table 11: Dundalk properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €975, B) HAP Discretion limits (€1,170)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,050, B) HAP Discretion limits (€1,260)
10/12/2019	34	A: 0, B: 0	A: 0, B: 0	A: 3, B: 9	A: 8, B: 14
11/12/2019	33	A: 0, B: 1	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
12/12/2019	34	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 1
TOTAL		A: 0, B: 1	A: 0, B: 0	A: 3, B: 10	A: 8, B: 15

Dundalk Summary

- There was an average of 37 properties available to rent in Dundalk during this study period. Thirty properties were available in November 2018.
- There were 11 properties available to rent within standard HAP limits during this study period, representing a decrease of ten properties since July/August 2019. Twenty-one properties were also available to rent within HAP limits in Dundalk in August 2018.
- An additional 26 properties were available within the 20% discretionary HAP limits, a decrease of two since July/August.
- There were no properties available to rent within standard HAP limits for a single person across the three days of the study, remaining the same since July/August. One property was available within 20% discretionary HAP limits in this category.
- There were no properties available to rent within standard or discretionary HAP limits for a couple across this study period.
- There were three properties available to rent within HAP limits for a couple/one parent and one child. This figure represents a decrease of five properties since July/August. In November 2018, 11 properties were available to rent within HAP limits for a couple/one parent and one child. Ten properties were available within 20% discretionary HAP limits in this category in December.
- There were eight properties available to rent within standard HAP limits for a couple/one parent and two children, a decrease of five since July/August. Fifteen properties were available within 20% discretionary HAP limits in this category in December 2019.
- One one-bedroom property was available to rent in Dundalk over the three days surveyed, at a cost of €900.
- Rents in Dundalk ranged from €900 to €1,300 for the two-bedroom properties available. The median rent over three days ranged from €1,010 to €1,086.

- Rents in Dundalk ranged from €1,024 to €1,400 for three-bedroom properties available, with a median rate of €1,250 over the three days.
- Rents increased in Co. Louth by an average of 3.6% in the year to Q3 2019.⁴⁴
- Since HAP limits were increased in Quarter 3 2016, rents in Dundalk have increased by 35.4% according to Daft.ie quarterly reports.⁴⁵

⁴⁴ Ibid 30.

⁴⁵ Ibid 32.

Galway City Centre

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

Date	Total Number of properties to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €850, B) HAP Discretion limits (€1,020)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €875, B) HAP Discretion limits (€1,050)
10/12/2019	24	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 0
11/12/2019	26	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
13/12/2019	26	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 0

Galway City Centre Summary

- There was an average of 25 properties available to rent in Galway City Centre⁴⁶ over the study period. This figure was up by two properties since July/August. In November 2018, an average of 24 properties were available to rent in Galway City Centre.
- There were no properties available within HAP limits in Galway City Centre during this study period, remaining the same since July/August. There were three properties available within HAP limits in November 2018.
- Taking into account the 20% HAP limit, there was one property available across all categories. This was for a couple/one parent and one child.
- This is the eighth time over the 16 *Locked Out* studies that there have been no properties available to rent within standard HAP limits in Galway City Centre.
- Rents in Galway City Centre ranged from €950 to €2,950 for one-bedroom properties available, all of which were beyond HAP limits. The median rent for one-bedroom properties over three days was €1,400.
- Rents in Galway City Centre ranged from €800 to €2,016 for two-bedroom properties available, all of which were beyond HAP limits. The median rent over three days ranged from €1,500 to €1,600.
- Rents in Galway City Centre ranged from €1,820 to €2,135 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €1,850.
- Rents increased in Galway City by an average of 5.9% in the year to Q3 2019.⁴⁷
- Since HAP limits were increased in Q3 2016, rents in Galway City have increased by 35% according to Daft.ie quarterly reports.⁴⁸

⁴⁶ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie which also includes the wider Galway City area.

⁴⁷ Ibid 30.

⁴⁸ Ibid 32.

Galway City Suburbs

Table 13: Galway City Suburbs – properties available within HAP limits

Date	Total Number of properties to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €850, B) HAP Discretion limits (€1,020)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €875, B) HAP Discretion limits (€1,050)
10/12/2019	51	A: 0, B: 1	A: 0, B: 3	A: 1, B: 4	A: 0, B: 0
11/12/2019	55	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1	A: 0, B: 1
13/12/2019	57	A: 1, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 1, B: 1	A: 0, B: 3	A: 1, B: 5	A: 0, B: 1

Galway City Suburbs Summary

- There was an average of 54 properties available to rent in Galway City Suburbs⁴⁹ over the study period, up from 52 in July/August. This was the second time that this area was included in the *Locked Out* snapshot study.
- There were two properties available within standard HAP limits in Galway City Suburbs during this study period, up from none in July/August.
- There were ten properties available within the discretionary 20% HAP limit, remaining the same since the July/August study.
- Rents in Galway City Centre ranged from €480 to €1,000 for one-bedroom properties available, with a median rent of €950 over the three days.
- Rents in Galway City Centre ranged from €980 to €2,000 for two-bedroom properties available. The median rent over three days ranged from €1,250 to €1,300.
- Rents in Galway City Centre ranged from €1,200 to €2,000 for three-bedroom properties available. The median rent over three days was €1,500.
- Rents increased in Galway City by an average of 5.9% in the year to Q3 2019.⁵⁰
- Since HAP limits were increased in Q3 2016, rents in Galway City have increased by 35% according to Daft.ie quarterly reports.⁵¹

⁴⁹ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie which also includes the wider Galway City area.

⁵⁰ Ibid 30.

⁵¹ Ibid 32.

North Kildare

Table 14: North Kildare – properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)	Couple: Total number of properties available to rent within: A) HAP limits of €900, B) HAP Discretion limits (€780)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €975, B) HAP Discretion limits (€1,170)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €1,050, B) HAP Discretion limits (€1,260)
16/12/2019	105	A: 2, B: 0	A: 1, B: 5	A: 8, B: 7	A: 6, B: 6
17/12/2019	104	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
18/12/2019	104	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 2, B: 0	A: 1, B: 5	A: 8, B: 7	A: 6, B: 6

North Kildare Summary

- There was an average of 104 properties available to rent across North Kildare during this study period. This is a significant increase of 41 properties since the findings from the July/August 2019 study. There was an average of 72 properties available to rent in November 2018.
- There were 17 properties available to rent within standard HAP limits in North Kildare during this study period. This is an increase of 15 since the July/August 2019 study. In November 2018, 11 properties were available within standard HAP limits in North Kildare.
- An additional 18 properties were available within the 20% discretionary HAP limits.
- Eight properties were available within standard HAP limits for a couple/one parent and one child over the study period. Seven further properties were available in this category within the 20% discretionary HAP limits.
- There were six properties available within HAP limits for a couple/one parent and two children during this study period, representing no change since February 2018. Another six properties were available in this category within the 20% discretionary HAP limits. This is an increase from one property available within the 20% discretionary limit for this category in July/August.
- Rents in North Kildare ranged from €800 to €1,500 for one-bedroom properties available on the dates surveyed. The median rent over three days ranged from €936 to €990.
- Rents in North Kildare ranged from €750 to €1,850 for the two-bedroom properties available. The median rent over three days was €1,400.
- Rents in North Kildare ranged from €950 to €2,380 for three-bedroom properties available, with a median rate of €1,700 over the three days.
- Rents increased in Co. Kildare by an average of 3.1% in the year to Q3 2019.⁵²
- Since HAP limits were increased in Q3 2016, rents in Kildare have increased by 25.2% according to Daft.ie quarterly reports.⁵³

⁵² Ibid 30.⁵³ Ibid 32.

Co. Leitrim**Table 15: Co. Leitrim – properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €340, B) HAP Discretion limits (€408)	Couple: Total number of properties available to rent within: A) HAP limits of €370, B) HAP Discretion limits (€444)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €475, B) HAP Discretion limits (€570)
10/12/2019	33	A: 0, B: 1	A: 0, B: 3	A: 3, B: 1	A: 4, B: 1
11/12/2019	32	A: 0, B: 0	A: 0, B: 1	A: 3, B: 3	A: 0, B: 0
13/12/2019	33	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 1
TOTAL		A: 0, B: 1	A: 0, B: 4	A: 3, B: 1	A: 4, B: 2

Co. Leitrim Summary

- There was an average of 33 properties available to rent in Co. Leitrim over this three-day snapshot study period, an increase of 11 properties when compared to July/August 2019. Seventeen properties were available to rent in August 2018.
- There were seven properties available to rent in Co. Leitrim across the four household categories of HAP limits over the three days of the study, an increase of three properties on the July/August study period.
- An additional eight properties were available within the 20% discretionary limit.
- No properties were available to rent within the HAP limits for a single person during the study period. This was also the case during the July/August 2019 study. One property was available in this category with the 20% discretionary limit.
- No properties were available to rent within standard HAP limits for a couple during the study period, remaining the same since July/August. Four properties were available within the 20% discretionary HAP limit in this category.
- Three properties were available to rent within standard HAP limits for a couple/one parent and one child, the same number as July/August 2019. Two properties were available within the 20% discretionary HAP limit in this category.
- Four properties were available within HAP limits for a couple/one parent and two children, up from one in July/August 2019. One additional property was available within the 20% discretionary HAP limit in this category.
- Rents in Co. Leitrim ranged from €400 to €500 for the one-bedroom properties available.
- Rents in Co. Leitrim ranged from €400 to €750 for the two-bedroom properties available. The median rent was €650 over the three days.
- Rents in Co. Leitrim ranged from €450 to €800 for the three-bedroom properties available. The median rent was €600 over the three days.

- Rents increased in Co. Leitrim by an average of 6.8% in the year to Q3 2019.⁵⁴
- Since HAP limits increased in Q3 2016, rents in Co. Leitrim have increased by 22.2% according to Daft.ie quarterly reports.⁵⁵

⁵⁴ Ibid 30.

⁵⁵ Ibid 32.

Limerick City Centre

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

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €420, B) HAP Discretion limits (€504)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €700, B) HAP Discretion limits (€840)
10/12/2019	20	A: 0, B: 0	A: 0, B: 0	A: 1, B: 2	A: 0, B: 1
11/12/2019	21	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
13/12/2019	18	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 1, B: 2	A: 0, B: 0

Limerick City Centre Summary

- There was an average of 20 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a decrease of three properties since the July/August 2019 study. In November 2018, average property availability stood at 22.
- There were no properties available within standard HAP limits in Limerick City Centre. This was also the case in the July/August 2019 study.
- There were three properties available within standard or discretionary HAP limits in Limerick City Centre. This was also the case in the July/August 2019 study.
- One property was available for a couple/one parent and child within the standard HAP limits. Two additional properties were available in this category within the discretionary 20% HAP limit.
- No properties were available within standard or discretionary HAP limits for any of the other household categories.
- Rents for a one-bedroom property in Limerick City Centre ranged from €600 to €1,300 for the one-bedroom properties available. Median rents in this category ranged from €690 to €1,300 over the three days.
- Rents in Limerick City Centre ranged from €960 to €1,950 for the two-bedroom properties available. The median rent in this category was €1,200 over the three days.
- Rents increased in Limerick City by an average of 5.9% in the year to Q3 2019.⁵⁶
- Since HAP limits were increased in Q3 2016, rents in Limerick City have increased by 41.4% according to Daft.ie quarterly reports.⁵⁷

⁵⁶ Ibid 30.⁵⁷ Ibid 32.

Limerick City Suburbs

Table 17: Limerick City Suburbs – properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €420, B) HAP Discretion limits (€504)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €650, B) HAP Discretion limits (€780)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €700, B) HAP Discretion limits (€840)
10/12/2019	31	A: 1, B: 0	A: 1, B: 0	A: 1, B: 2	A: 0, B: 0
11/12/2019	30	A: 0, B: 0	A: 0, B: 0	A: 0 B: 0	A: 0, B: 0
13/12/2019	29	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 1, B: 0	A: 1, B: 0	A: 1, B: 2	A: 0, B: 0

Limerick City Suburbs Summary

- There was an average of 30 properties available to rent in Limerick City Suburbs over the three days of this snapshot study. This was a decline of an average of eight properties since July/August.
- There were three properties available within standard HAP limits in Limerick City Suburbs. An additional two properties were found within discretionary HAP limits.
- There were also no properties available within standard or discretionary HAP limits in Limerick City Centre, making it one of three areas surveyed where no properties were found within standard or discretionary HAP limits.
- Rents for a one-bedroom property in Limerick City suburbs ranged from €400 to €950. The median rents in this category was €800 over the three days.
- Rents in Limerick City Centre ranged from €950 to €1,200 for the two-bedroom properties available. The median rent in this category ranged from €1,120 to €1,200 over the three days.
- Rents in Limerick City Centre ranged from €800 to €1,800 for the three-bedroom properties available. The median rent in this category ranged from €1,300 to €1,400 over the three days.
- Rents increased in Limerick City by an average of 5.9% in the year to Q3 2019.⁵⁸
- Since HAP limits were increased in Q3 2016, rents in Limerick City have increased by 41.4% according to Daft.ie quarterly reports.⁵⁹

⁵⁸ Ibid 30.

⁵⁹ Ibid 32.

Portlaoise

Table 18: Portlaoise- properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €420, B) HAP Discretion limits (€504)	Couple: Total number of properties available to rent within: A) HAP limits of €433, B) HAP Discretion limits (€520)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €580, B) HAP Discretion limits (€696)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €610 , B) HAP Discretion limits (€732)
10/12/2019	16	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
11/12/2019	15	A: 0, B: 0	A: 0, B: 0	A: 0 B: 0	A: 0, B: 0
13/12/2019	15	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0

Portlaoise Summary

- There was an average of 15 properties available to rent in Portlaoise over the December 2019 study period, an increase of two properties when compared to July/August. An average of 27 properties were available to rent in Portlaoise in November 2018.
- There were no properties available within HAP limits in Portlaoise during this study period, remaining the same since July/August 2019.
- Taking into account the 20% HAP limit made no difference to the availability of property in any category.
- The rent for the single one-bedroom properties available to rent in Portlaoise during the study period was €780.
- Rents in Portlaoise ranged from €895 to €1,100 for the two-bedroom properties available. Median rents for these properties ranged from €930 to €1,050 over the three days.
- Rents in Portlaoise ranged from €1,000 to €1,250 for the three-bedroom properties available. Median rents for these properties stood at €1,150 over the three days.
- Rents increased in Co. Laois by an average of 7.1% in the year to Q3 2019.⁶⁰
- Since HAP limits increased in Q3 2016, rents in Co. Laois have increased by 35.5% according to Daft.ie quarterly reports.⁶¹

⁶⁰ Ibid 30.⁶¹ Ibid 32.

Sligo Town**Table 19: Sligo Town – properties available within HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €460, B) HAP Discretion limits (€552)	Couple: Total number of properties available to rent within: A) HAP limits of €490, B) HAP Discretion limits (€588)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)
10/12/2019	12	A: 1, B: 0	A: 1, B: 0	A: 1, B: 0	A: 0, B: 0
11/12/2019	11	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
13/12/2019	11	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 1, B: 0	A: 1, B: 0	A: 1, B: 0	A: 0, B: 0

Sligo Town Summary

- There was an average of 11 properties available to rent in Sligo town over the December 2019 study period. This was a decrease of five properties since July/August. An average of 27 properties were available in November 2018.
- There were three properties available within standard HAP limits in Sligo town during this study period, which was an increase of three since July/August 2019.
- No properties were available within the 20% discretionary HAP rates in any category.
- The single one-bedroom property available to rent over the three days in Sligo had a rent of €360.
- Rents in Sligo ranged from €650 to €880 for two-bedroom properties available. The median rent over the three days ranged from €675 to €800.
- Rents in Sligo ranged from €800 to €1,200 for three-bedroom properties available. The median rent over the three days ranged from €900.
- Rents increased in Co. Sligo by an average of 7.9% in the year to Q3 2019.⁶²
- Since HAP limits increased in Q3 2016, rents in Co. Sligo have increased by 29.4% according to Daft.ie.⁶³

⁶² Ibid 30.⁶³ Ibid 32.

Waterford City Centre

Table 20: Waterford City Centre – properties available within HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within: A) HAP limits of €430, B) HAP Discretion limits (€516)	Couple: Total number of properties available to rent within: A) HAP limits of €450, B) HAP Discretion limits (€540)	Couple/One Parent + 1 Child: Total number of properties available to rent within: A) HAP limits of €550, B) HAP Discretion limits (€660)	Couple/One Parent + 2 Children: Total number of properties available to rent within: A) HAP limits of €575, B) HAP Discretion limits (€690)
10/12/2019	65	A: 0, B: 0	A: 0, B: 0	A: 0, B: 4	A: 0, B: 0
11/12/2019	69	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
13/12/2019	66	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0	A: 0, B: 0
TOTAL		A: 0, B: 0	A: 0, B: 0	A: 0, B: 4	A: 0, B: 0

Waterford City Centre Summary

- There was an average of 67 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents an increase of 12 properties compared to July/August 2019. An average of 41 properties were available to rent in November 2018.
- There were no properties available to rent within standard HAP limits across all four household categories during this study period, mirroring the findings of the July/August 2019, April 2019 and November 2018 reports.
- Four properties were available in the couple/one parent and one child category within the 20% discretionary HAP rate. These were all one-bed properties.
- Monthly rents in Waterford City Centre ranged from €625 to €900 for the one-bedroom properties available. The median rate stood at €725 over the three days.
- Monthly rents in Waterford City Centre ranged from €700 to €1,300 for two-bedroom properties available. The median rent over the three days ranged from €850 to €875.
- Monthly rents in Waterford City Centre ranged from €1,000 for three-bedroom properties available. The median rent over the three days ranged from €1,000 to €1,100.
- Monthly rents increased in Waterford City Centre by 5.5% in the year to Q3 2019.⁶⁴
- Since HAP limits increased in Q3 2016, monthly rents in Waterford City have increased by 37% according to Daft.ie quarterly reports.⁶⁵

⁶⁴ Ibid 30.⁶⁵ Ibid 32.

About Simon Communities

The Simon Communities support over 16,700 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 North West and the South East, responding to local needs and supported by a National Office in the areas of policy, research, and communications. We share common values and ethos in tackling homelessness and, informed by our grassroots services, we campaign for more effective policies and legislation regionally, nationally and at European level. Whatever the issue, Simon's door is always open for as long as we are needed. For more information, please visit www.simon.ie.

Services include:

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

For further information, contact:

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