



Locked Out of the Market XIV

The Gap between Rent Supplement/HAP Limits and Market Rents

Snapshot Study

June 2019

Simon Communities in Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken over three consecutive days in April 2019 (2nd, 3rd, and 4th). This report tracks the number of properties advertised to rent within the Department of Social Protection Rent Supplement (RS) limits and Department of Housing, Planning and Local Government (DHPLG) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie² for the following areas: Cork City Centre³, Dublin City Centre⁴, Galway City Centre⁵, Limerick City Centre⁶, Portlaoise, North Kildare,⁷ Athlone, Sligo Town⁸, Dundalk, Co. Leitrim,⁹ and Waterford City Centre.¹⁰ This is the fourteenth 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.

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 1 Rental Report*, rents rose nationwide by an average of 8.3% in the year to March 2019. This most recent quarterly report shows that average national rents rose from €1,347 to €1,366 per month since Q4 2018.¹¹ The *Daft.ie 2019 Quarter 1 Rental Report* also showed that the number of properties available to rent nationally is at its lowest level since the report series started in 2006. Some 2,700 properties were available to rent nationwide on Daft.ie on May 1st 2019. This Simon Communities in Ireland *Locked Out* report found there were 525 properties available to rent with no maximum cost within the eleven areas over the three dates surveyed. Just 8% of these properties (43) were available within HAP/RS limits for the four household categories included in this study.

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

⁵ Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

⁶ Limerick City Centre contains properties to rent in Limerick City (daft.ie).

⁷ 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.

⁸ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contains properties to rent within each of the townland border (daft.ie).

⁹ Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

¹⁰ Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

¹¹ Daft.ie 2019 Q1 Rental Price Report, <https://www.daft.ie/report/2019-Q1-rentalprice-daftreport.pdf>

Main Findings

Property Availability

- 92% (482 properties) of all properties available to rent during the three-day snapshot study period were above Rent Supplement/Housing Assistance Payment limits. This percentage is unchanged from November 2018.
- Just 8% of all properties available to rent (43 properties) were available within the Rent Supplement/Housing Assistance Payment limits for the four household categories included in this study.¹² This represents a decrease of 12% (6 properties) since the November 2018 report.
- Of particular concern, not one property was available within the Rent Supplement/Housing Assistance Payment limits across all four household categories in Galway City Centre, Waterford City Centre, Athlone and Sligo town. Just one property was available within the Rent Supplement/Housing Assistance Payment limits across all household categories in three study areas- North Kildare, Limerick City Centre and Portlaoise.
- The number of properties available to rent within Rent Supplement/Housing Assistance Payment RS/HAP limits across all study areas for a couple or single person decreased from ten in November 2018 to just three in April 2019 – a decrease of 70%.
- There was just one property available to rent within Rent Supplement/Housing Assistance Payment RS/HAP limits across all study areas for a single person. This represents a decrease of 80% (four properties) since November 2018. The single property was located in Dundalk.
- There were just two properties available to rent within RS/HAP limits for a couple across all 11 areas during the three-day study period. This represents a decrease of 60% (three properties) since November 2018. The properties were located in Cork City Centre and Co. Leitrim.
- In all, there were 525 properties available to rent with no maximum cost. This is a decrease of 8% (44 properties) since the November 2018 Locked Out of the Market report, when 569 properties were available to rent across all 11 study areas. In February 2018, there were 532 properties available to rent.
- The number of properties available to rent with no maximum cost has fallen by 54% (625 properties) since the first Locked Out of the Market study in May 2015, when 1,150 properties were available to rent.¹³
- These figures clearly indicate that increases to RS/HAP limits introduced in July 2016 continue to fall well short of market rents, impacting the viability of social housing provision under the Rent Supplement and Housing Assistance Payment schemes.

Regional Variation

- Regional variation is evident across the study findings in terms of numbers of properties available within Rent Supplement/Housing Assistance Payment (RS/HAP) limits for each area. Fewer properties are available within urban centres and regional towns, with a majority of available properties found in commuter belt towns. As a whole however, there are fewer properties available to rent nationwide.

¹² The four RS/HAP limit categories looked at were: Single Person; Couple; Couple/One Parent with One Child; One Parent/One Parent with Two Children.

¹³ Locked Out of the Market I, published May 2015.

- The number of properties available within RS/HAP limits in urban centres (8 properties) has decreased by 20% (two properties) since November 2018. In February 2018, 8 properties were available within limits in urban centres.
- Seven properties are available within RS/HAP limits in regional towns. This represents an increase of 40% (two properties) since November 2018.¹⁴ All of these properties were found in Co. Leitrim. In February 2018, 13 properties were available within limits in regional towns.
- In commuter belt towns, 28 properties were available within RS/HAP limits, down 15% (33 properties) since November 2018.¹⁵ ¹⁶ The vast majority (25) of these properties were located in Dundalk. In February 2018, 18 properties were available to rent in commuter belt towns.

Household types

- Of the 43 properties available to rent across the 11 study areas within all four household categories of Rent Supplement/Housing Assistance Payment (RS/HAP) limits, the following were available;
 - Single persons: Just one property was available within RS/HAP limits for a single person. This is a decrease of four properties since November 2018 and represents 2.5% of the total properties available within RS/HAP limits. There were three properties available in this household category in February 2018.
 - Couples: Two properties were available to rent within the RS/HAP limits for a couple, a decrease of four properties since November 2018. The percentage share of total properties available within RS/HAP limits for couples stands at 5%. Three properties were available in this category in February 2018.
 - Couple/one parent plus one child: 25 properties were available for a couple/one parent and one child within the RS/HAP limits - 58.5% of all available properties within RS/HAP limits across all four household categories. It is a decrease of three properties since November 2018. In November 2017, 29 properties were available to rent for this household category across all 11 study areas.
 - Couple/one parent plus two children: 15 properties were available within RS/HAP limits for a couple/one parent and two children. This is an increase of four properties since November 2018, and accounts for 36.5% of all available properties within RS/HAP limits for this household category. In February 2018, 16 properties were available in this category.

¹⁴ Regional towns include Sligo Town, Co. Leitrim and Athlone.

¹⁵ Commuter belt towns include North Kildare, Portlaoise and Dundalk.

¹⁶ In Census 2016, Kildare, Louth and Laois were amongst the top ten counties of usual residence of workers commuting to Dublin City and suburbs. Census of Population 2016 – Profile 6 Commuting in Ireland, <http://www.cso.ie/en/releasesandpublications/ep/p-cp6ci/p6cii/p6www/>.

Findings

Presented below are the findings from the Locked Out of the Market three-day snapshot study for 02-04 April 2019. An overall picture of the 11 study areas is in *Table 1* below, showing the average number of properties available to rent in each area. It displays the total number of properties available within Rent Supplement/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.

Figure 1 shows the percentage share of available properties for couples/singles and family household categories across the fourteen Locked Out studies in this series. The total number of available properties without Rent Supplement/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 April 2019, November 2018 and February 2018. Regional variations in the distribution of available properties within RS/HAP limits for April 2019, November 2018 and February 2018 are displayed in *Tables 2, 3 and 4*. 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.¹⁷

¹⁷ 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 11 regions for one and two bedroomed properties where available, contrasted with those properties which fell within RS/HAP limits.

Table 1: Available properties to rent within RS/HAP limits across 11 study areas on April 2nd, 3rd, 4th 2019

LOCATION	Average number of properties available to rent with no min cost	Single person: Total number of properties available to rent within RS/HAP Limits	Couple: Total number of properties available to rent within RS/HAP Limits	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP Limits	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP Limits
Athlone	20	0	0	0	0
Cork City Centre	27	0	1 (0.2%)	3 (0.6%)	0
Dublin City Centre	242	0	0	2 (0.4%)	1 (0.2%)
Dundalk	39	1 (0.2%)	0	12 (2.3%)	12 (2.3%)
Galway City Centre	24	0	0	0	0
North Kildare	68	0	0	2 (0.4%)	0
Co. Leitrim	29	0	1 (0.2%)	4 (0.8%)	2 (0.4%)
Limerick City Centre	15	0	0	1 (0.2%)	0
Sligo town	14	0	0	0	0
Portlaoise	9	0	0	1 (0.2%)	0
Waterford City Centre	38	0	0	0	0
Total:	525	1 (0.2%)	2 (0.4%)	25 (4.8%)	15 (2.9%)

Figure 2, Figure 3 and Figure 4 below illustrate the percentage breakdown of properties available per household category in April 2019, November 2018 and February 2018. The pie charts demonstrate that single people and couples remain disproportionately affected with regard to availability of properties within RS/HAP limits in these two specific categories. Only three properties were available to rent for single persons and couples in April 2019. The percentage share of properties available for a couple/one parent and one child has increased to 58% (25) of the total number of properties available within the RS/HAP limits, up 2% since the November 2018 study. 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. 36% (15) of properties available within RS/HAP limits were available for a couple/one parent and two children, up 13% since the November 2018 study. These findings suggest the private rented market remains volatile. The increase in RS/HAP limits in July 2016 and the application of discretion (flexibility) are having a greater impact for these household types in terms of access and availability of properties. Of particular concern is the lack of available properties for single people and couples. Further measures required to improve access to private rented homes for these household types.

Figure 1: Percentage share of available properties for Singles/Couple & Family Categories across the Locked Out Series May 2015 – April 2019

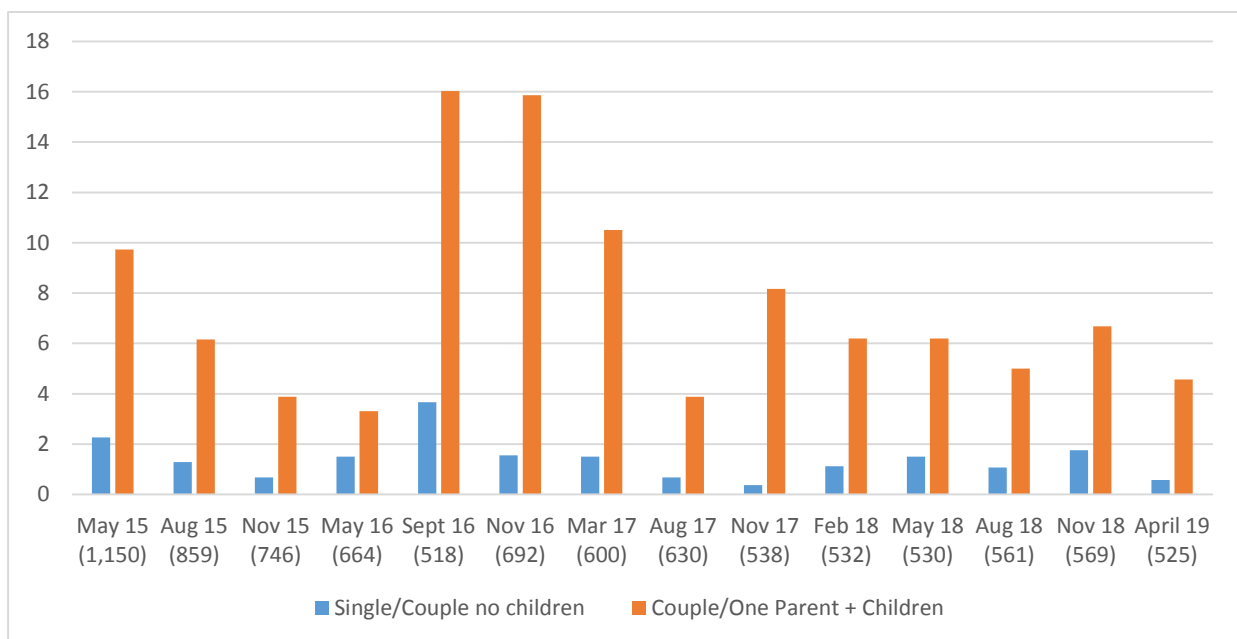


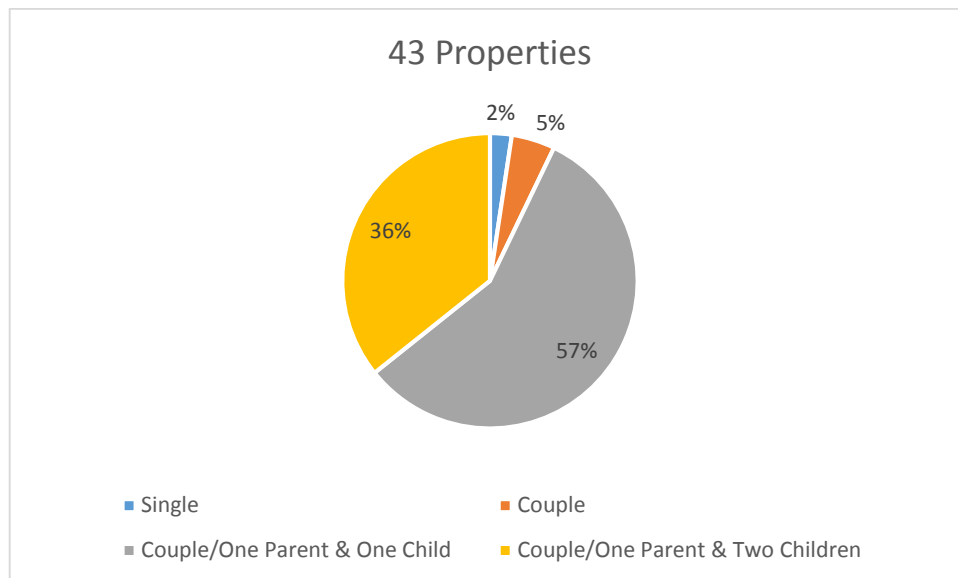
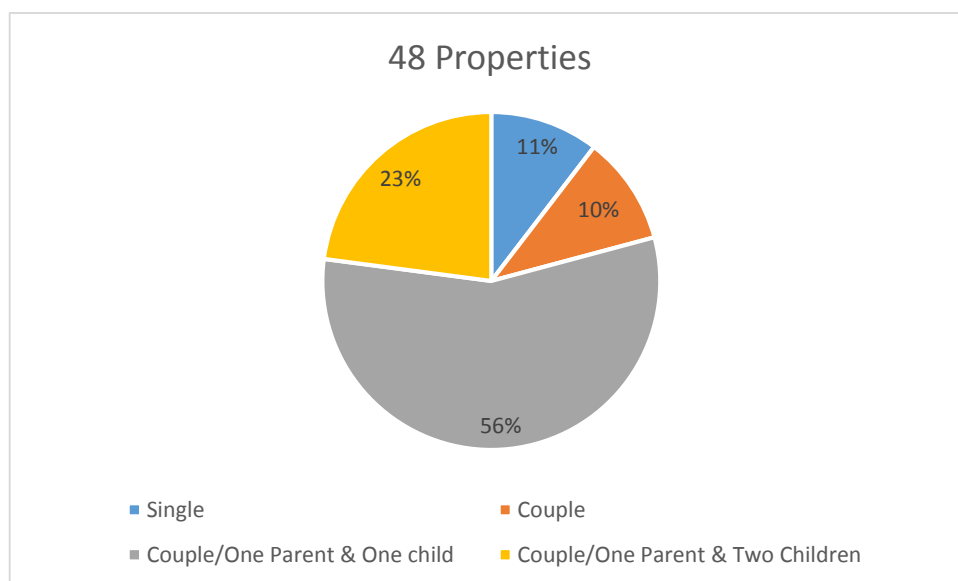
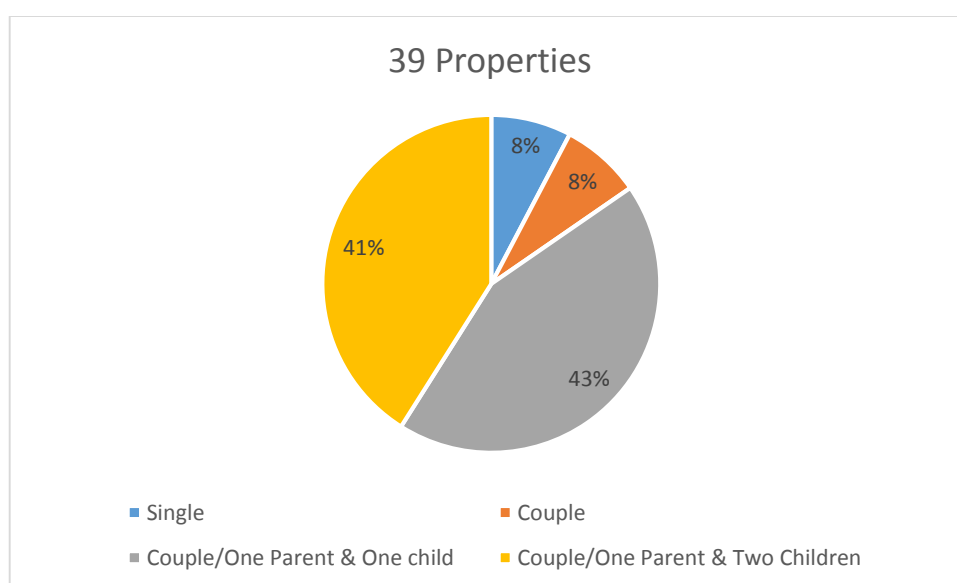
Figure 2: Number of Properties by RS/HAP Household Category April 2019**Figure 3: Number of Properties by RS/HAP Household Category November 2018**

Figure 4: Number of Properties by RS/HAP Household Category February 2018**Table 2: Available properties by Household Category & Regional Distribution April 2019**

Household Category/Composition Category	Available Properties
Properties available within Single Person limits	Urban Centres ¹⁸ : 0 Commuter Belt ¹⁹ : 1 (Dundalk) Regional Towns ²⁰ : 0
Properties available within Couple limits	Urban Centres ²¹ : 1 (Cork City Centre) Commuter Belt ²² : 0 Regional Towns ²³ : 1 (Leitrim)
Properties available within limits for a couple/one parent + 1 child	Urban Centres: 6 (Cork City Centre, Dublin City Centre, Limerick City Centre) Commuter Belt: 15 (North Kildare, Dundalk, Portlaoise) Regional Towns: 4 (Co. Leitrim)
Properties available within limits for a couple/one parent + 2 children	Urban Centres: 1 (Dublin City Centre) Commuter Belt: 12 (Dundalk) Regional Towns: 2 (Co. Leitrim)

¹⁸ Urban centres include Cork City Centre, Dublin City Centre, Galway City Centre, Limerick City Centre 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 November 2018

Household Category/Composition Category	Available Properties
Properties available within Single Person limits	Urban Centres (2) Commuter Belt (2) Regional Towns (1)
Properties available within Couple limits	Urban Centres (2) Commuter Belt (2) Regional Towns (1)
Properties available within limits for a couple/one parent + 1 child	Urban Centres (5) Commuter Belt (19) Regional Towns (3)
Properties available within limits for a couple/one parent + 2 children	Urban Centres (1) Commuter Belt (10) Regional Towns (0)

Table 4: Available properties by Household Category & Regional Distribution August 2018

Household Category/Composition Category	Available Properties
Properties available within Single Person limits	Urban Centres (0) Commuter Belt (1) Regional Towns (2)
Properties available within Couple limits	Urban Centres (1) Commuter Belt (2) Regional Towns (0)
Properties available within limits for a couple/one parent + 1 child	Urban Centres (7) Commuter Belt (8) Regional Towns (3)
Properties available within limits for a couple/one parent + 2 children	Urban Centres (1) Commuter Belt (9) Regional Towns (0)

Summary of findings for each location

Athlone

Table 4: Athlone – properties available within RS/HAP limits

Date:	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €450	Couple: Total number of properties available to rent within RS/HAP limits of €470	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €600	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €625
02/04/2019	20	0	0	0	0
03/04/2019	21	0	0	0	0
04/04/2019	20	0	0	0	0
TOTAL		0	0	0	0

Athlone Summary

- There was an average of 20 properties available to rent in Athlone in this study period, a decrease of ten properties since the November 2018 study. Property availability has increased since February 2018 when a three-day average of 11 properties was recorded.
- No properties were available to rent within RS/HAP limits across all four household categories in this study period, representing a decrease of three properties since November 2018. There were also no properties available in this category in February 2018.
- Rents for a one-bedroom property in Athlone ranged from €750 to €950 for available properties, all of which were beyond RS/HAP limits.
- Rents for a two-bedroom property in Athlone ranged from €800 to €1,500 for available properties, all of which were beyond RS/HAP limits.
- Rents increased in Co. Westmeath by an average of 11.6% in the year to Q1 2019.²⁴
- Since RS/HAP limits were increased in Q3 2016²⁵, rents in Westmeath have increased by 31.3% according to Daft.ie quarterly reports.²⁶

²⁴ Daft.ie Rental Price Report, Q1 2019, <https://www.daft.ie/report/2019-Q1-rentalprice-daftreport.pdf>.

²⁵ Rent Supplement and HAP limits were increased from July 2016 <https://www.welfare.ie/en/pressoffice/Pages/pr280616.aspx>

²⁶ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

Cork City Centre

Table 5: Cork City Centre properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €550	Couple: Total number of properties available to rent within RS/HAP limits of €650	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €900	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €925
02/04/2019	26	0	0	2	0
03/04/2019	27	0	1	1	0
04/04/2019	28	0	0	0	0
TOTAL		0	1	3	0

Cork City Centre Summary

- There was an average of 27 properties to rent in Cork City Centre over the course of the study period. This is a small decrease of 4% (1 property) compared to November 2018. However, it is a significant decrease of 42% (20 properties) compared to February 2018, when an average of 47 properties were available to rent.
- 15% (four properties) of all properties available to rent over the study period were within RS/HAP limits in Cork City Centre, representing a decrease of one property since November 2018 and an increase of one property since February 2018.
- No properties were available to rent within the RS/HAP limits for a single person over the three days of the study, down from one property in November 2018.
- One property was available within RS/HAP limits for a couple during this study period, remaining the same since November 2018. In February 2018, no properties were available in this category.
- Three properties were available within RS/HAP limits for a couple/one parent and one child - an increase of one property since November 2018. 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 RS/HAP limits for a couple/one parent and two children, down from one property in November 2018.
- Monthly rents in Cork City Centre ranged from €1,027 to €1,410 for the one-bedroom properties available over the three-day study period, all of which were above RS/HAP limits.
- Monthly rents in Cork City Centre ranged from €1,130 to €2,500 for the 12 two-bedroom properties available over the three-day study period, all of which were above RS/HAP limits.
- Monthly rents increased in Cork City by an average 10% in the year to Q1 2019.²⁷
- Since RS/HAP limits were increased in Q3 2016, rents in Cork City Centre have increased by 22.4% according to Daft.ie quarterly reports.²⁸

²⁷ Ibid 29.²⁸ Daft.ie Quarterly Rental Price Report Q3 2016, <https://www.daft.ie/report/q3-2016-rental-daft-report.pdf>.

Dublin City Centre

Table 6: Dublin City Centre properties available within RS/HAP limits

Date:	Total Number of properties available to rent (no minimum cost)	Single Person: Total number of properties available to rent within RS/HAP limits of €660	Couple: Total number of properties available to rent within RS/HAP limits of €900	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €1,250	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €1,275
02/04/2019	244	0	0	0	1
03/04/2019	242	0	0	1	0
04/04/2019	238	0	0	1	0
TOTAL		0	0	2	1

Dublin City Centre Summary

- There was an average of 241 properties available to rent in Dublin City Centre over the study period. This is a decrease of 18 properties since the previous study in November 2018. In February 2018 there was an average of 199 properties available to rent in Dublin City Centre.
- There were three properties available within RS/HAP limits in Dublin City Centre in this study period, an increase of one since November 2018. In February 2018, four properties were available within RS/HAP limits across all four categories.
- There were no properties available to rent within RS/HAP limits for a single person, representing a continuation of the findings from the November 2018 study.
- No properties were available to rent within RS/HAP limits for a couple, which was also the case in the November 2018 study.
- There were two properties available to rent within RS/HAP limits for a couple/one parent and one child in April 2018, the same number as November. Both properties were one-bedroom units, the suitability of which for a family is questionable.
- There was one property available to rent within RS/HAP limits for a couple/one parent and two children across the three days of this study. This represents an increase of one property since the November 2018 study.
- Rents in Dublin City Centre ranged from €1,100 to €4,300 for one-bedroom properties available, all of which were above RS/HAP limits.
- Rents in Dublin City Centre ranged from €1,800 to €4,800 for two-bedroom properties available, all of which were above RS/HAP limits.
- Rents increased in Dublin City Centre by an average of 6.4% in the year to Q1 2019.²⁹
- Since RS/HAP limits were increased in Q3 2016, rents in Dublin City Centre have increased by 29.9% according to Daft.ie quarterly reports.³⁰

²⁹ Ibid 29

³⁰ Ibid 33.

Dundalk**Table 7: Dundalk properties available within RS/HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within HAP limits of €575	Couple: Total number of properties available to rent within HAP limits of €650	Couple/One Parent + 1 Child: Total number of properties available to rent within HAP limits of €975	Couple/One Parent + 2 Children: Total number of properties available to rent within HAP limits of €1050
02/04/2019	35	1	0	11	11
03/04/2019	41	0	0	0	0
04/04/2019	42	0	0	1	1
TOTAL		1	0	12	12

Dundalk Summary

- There was an average of 39 properties available to rent in Dundalk during this study period, representing an increase of nine properties when compared to November 2018. Thirty-one properties were available in February 2018.
- There were 25 properties available to rent within RS/HAP limits during this study period, representing an increase of 4 properties since November 2018. Seventeen properties were available to rent within RS/HAP limits in Dundalk in February 2018.
- There was one property available to rent within RS/HAP limits for a single person across the three days of the study. This was an increase of one since November 2018.
- There were no properties available to rent for a couple across this study period, remaining the same since November 2018.
- There were 12 properties available to rent within RS/HAP limits for a couple/one parent and one child. This figure represents an increase of one property since November 2018.
- There were 12 properties available to rent within RS/HAP limits for a couple/one parent and two children. In November 2018, 10 properties were available in this category.
- Rents in Dundalk ranged from €400 to €900 for the one-bedroom apartments available.
- Rents in Dundalk ranged from €850 to €1,250 for the two-bedroom properties available.
- Rents increased in Co. Louth by an average of 7.6% in the year to Q1 2019.³¹
- Since RS/HAP limits were increased in Quarter 3 2016, rents in Dundalk have increased by 32% according to Daft.ie quarterly reports.³²

³¹ Ibid 29.³² Ibid 33.

Galway City Centre

Table 8: Galway City Centre – properties available within RS/HAP limits

Date	Total Number of properties to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €575	Couple: Total number of properties available to rent within RS/HAP limits of €650	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €850	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €875
02/04/2019	25	0	0	0	0
03/04/2019	25	0	0	0	0
04/04/2019	23	0	0	0	0
TOTAL		0	0	0	0

Galway City Centre Summary

- There was an average of 24 properties available to rent in Galway City Centre³³ over the study period. This figure remains unchanged since November 2018. This represents an increase of nine properties when compared to February 2018, when 15 properties were available.
- There were no properties available within RS/HAP limits in Galway City Centre during this study period, a decrease of three properties since November 2018. There were also no properties available within RS/HAP limits in Galway City Centre in February 2018.
- This is the sixth time over the 14 *Locked Out* studies that there have been no properties available to rent within RS/HAP limits in Galway City Centre.
- Rents in Galway City Centre ranged from €920 to €1,600 for one-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents in Galway City Centre ranged from €960 to €1,950 for two-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents increased in Galway City by an average of 11.4% in the year to Q1 2019.³⁴
- Since RS/HAP limits were increased in Q3 2016, rents in Galway City Centre have increased by 31% according to Daft.ie quarterly reports.³⁵

³³ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie which also includes the wider Galway City area.

³⁴ Ibid 29.

³⁵ Ibid 33.

North Kildare

Table 9: North Kildare – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €575	Couple: Total number of properties available to rent within RS/HAP limits of €750	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €1,050	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €1,100
02/04/2019	68	0	0	1	0
03/04/2019	68	0	0	1	0
04/04/2019	67	0	0	0	0
TOTAL		0	0	2	0

North Kildare Summary

- There was an average of 68 properties available to rent across North Kildare during this study period. This is a decrease of 4 properties on the findings from the November 2018 study. There were an average of 66 properties available to rent in February 2018.
- There were two properties available to rent within RS/HAP limits in North Kildare during this study period. This is a significant increase of nine properties since the November 2018 study.
- Two properties were available within RS/HAP limits for a couple/one parent and one child over the study period representing a decrease of five properties since November 2018. Both of these were one-bed properties, the suitability of which for this family type is questionable.
- There were no properties available within RS/HAP limits for a couple/one parent and two children during this study period, representing no change since February 2018.
- Rents in North Kildare ranged from €800 to €1,000 for one-bedroom properties available on the dates surveyed.
- Rents in North Kildare ranged from €1,150 to €1,595 for the two-bedroom properties available.
- Rents increased in Co. Kildare by an average of 5.4% in the year to Q1 2019.³⁶
- Since RS/HAP limits were increased in Q3 2016, rents in Kildare have increased by 21.9% according to Daft.ie quarterly reports.³⁷

³⁶ Ibid 29.³⁷ Ibid 33.

Co. Leitrim

Table 10: Co. Leitrim – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €340	Couple: Total number of properties available to rent within RS/HAP limits of €370	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €450	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €475
02/04/2019	30	0	0	3	1
03/04/2019	31	0	0	1	0
04/04/2019	27	0	1	1	1
TOTAL		0	1	5	2

Co. Leitrim Summary

- There was an average of 29 properties available to rent in Co. Leitrim over this three-day snapshot study period, a decrease of 6 properties when compared to November 2018. Nine properties were available to rent in February 2018.
- There were eight properties available to rent in Co. Leitrim across the four household categories of RS/HAP limits over the three days of the study, an increase of seven properties on the November study period.
- No properties were available to rent within the RS/HAP limits for a single person during the study period. This was also the case during the November 2018 study.
- One property was available to rent within the RS/HAP limits for a couple during the study period, an increase of one since November 2018.
- Five properties were available to rent within RS/HAP limits for a couple/one parent and one child, representing an increase of four properties since November 2018.
- One properties were available within RS/HAP limits for a couple/one parent and two children, up from none in November 2018.
- Rents in Co. Leitrim ranged from €400 to €450 for the one-bedroom properties available.
- Rents in Co. Leitrim ranged from €350 to €700 for the two-bedroom properties available.
- Rents increased in Co. Leitrim by an average of 8.1% in the year to Q1 2019.³⁸
- Since RS/HAP limits increased in Q3 2016, rents in Co. Leitrim have increased by 17% according to Daft.ie quarterly reports.³⁹

³⁸ Ibid 29.³⁹ Ibid 33.

Limerick City Centre

Table 11: Limerick City Centre – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €420	Couple: Total number of properties available to rent within RS/HAP limits of €450	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €650	Couple/ One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €700
02/04/2019	14	0	0	1	0
03/04/2019	14	0	0	0	0
04/04/2019	17	0	0	0	0
TOTAL		0	0	1	0

Limerick City Centre Summary

- There was an average of 15 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a decrease of seven properties since the November 2018 study. In February 2018, property availability stood at 24 properties.
- There was one property available within RS/HAP limits in Limerick City Centre, one more than recorded in November and February 2018.
- There was a single property available within RS/HAP limits for a couple/one parent and one child during this study period.
- Rent for a one-bedroom property in Limerick City Centre ranged from €1,140 to €4,300 for the one-bedroom properties available, all of which were beyond RS/HAP limits.
- Rents in Limerick City Centre ranged from €850 to €4,800 for the two-bedroom properties available.
- Rents increased in Limerick City by an average of 14.4% in the year to Q1 2019.⁴⁰
- Since RS/HAP limits were increased in Q3 2016, rents in Limerick City Centre have increased by 38.63% according to Daft.ie quarterly reports.⁴¹

⁴⁰ Ibid 29.⁴¹ Ibid 33.

Portlaoise

Table 12: Portlaoise- properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €420	Couple: Total number of properties available to rent within RS/HAP limits of €433	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €580	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €610
02/04/2019	8	0	0	1	0
03/04/2019	9	0	0	1	0
04/04/2019	10	0	0	0	0
TOTAL		0	0	1	0

Portlaoise Summary

- There was an average of 9 properties available to rent in Portlaoise over the April 2019 study period, a significant decrease of 18 properties when compared to November 2018. Fifteen properties were available to rent in Portlaoise in February 2018.
- There was one property available to rent within the RS/HAP limits across all categories over the three days of this study period. This was the same figure in November 2018.
- Rents in Portlaoise ranged from €474 to €1,050 for the one-bedroom properties available.
- Rents in Portlaoise ranged from €900 to €1,050 for the 13 two-bedroom properties available.
- Rents increased in Co. Laois by an average of 9% in the year to Q1 2019.⁴²
- Since RS/HAP limits increased in Q3 2016, rents in Co. Laois have increased by 29.2% according to Daft.ie quarterly reports.⁴³

⁴² Ibid 29.⁴³ Ibid 33.

Sligo Town**Table 13: Sligo Town – properties available within RS/HAP limits**

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €460	Couple: Total number of properties available to rent within RS/HAP limits of €490	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €550	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €575
02/04/2019	12	0	0	0	0
03/04/2019	14	0	0	0	0
04/04/2019	15	0	0	0	0
TOTAL		0	0	0	0

Sligo Town Summary

- There was an average of 14 properties available to rent in Sligo town over the April study period. This represents a decrease of 14 properties since November 2018 and decrease of ten properties since February 2018.
- There were no properties available within RS/HAP limits in Sligo town during this study period representing a decrease of one property since November 2018. Four properties were available across all four household categories in February 2018.
- Rents in Sligo ranged from €700 to €790 for one-bedroom properties available.
- Rents in Sligo ranged from €600 to €850 for two-bedroom properties available.
- Rents increased in Co. Sligo by an average of 11.8% in the year to Q1 2019.⁴⁴
- Since RS/HAP limits increased in Q3 2016, rents in Co. Sligo have increased by 24% according to Daft.ie quarterly reports.⁴⁵

⁴⁴ Ibid 29.⁴⁵ Ibid 33.

Waterford City Centre

Table 14: Waterford City Centre – properties available within RS/HAP limits

Date	Total Number of properties available to rent	Single Person: Total number of properties available to rent within RS/HAP limits of €430	Couple: Total number of properties available to rent within RS/HAP limits of €450	Couple/One Parent + 1 Child: Total number of properties available to rent within RS/HAP limits of €550	Couple/One Parent + 2 Children: Total number of properties available to rent within RS/HAP limits of €575
02/04/2019	35	0	0	0	0
03/04/2019	40	0	0	0	0
04/04/2019	38	0	0	0	0
TOTAL		0	0	0	0

Waterford City Centre Summary

- There was an average of 38 properties available in Waterford City Centre over the course of the three days of this snapshot study, a decrease of 7% (3 properties) when compared to the November 2018 study, and down a significant 39% (24 properties) compared to February 2018.
- There were no properties available to rent within RS/HAP limits across all four household categories during this study period mirroring the findings of the November 2018 report.
- Monthly rents in Waterford City Centre ranged from €650 to €900 for the one-bedroom properties available, all of which were beyond RS/HAP limits.
- Monthly rents in Waterford City Centre ranged from €750 to €950 for two-bedroom properties available, all of which were beyond RS/HAP limits.
- Monthly rents increased in Waterford City Centre by 13.6% in the year to Q1 2019.⁴⁶
- Since RS/HAP limits increased in Q3 2016, monthly rents in Waterford City Centre have increased by 34.1% according to Daft.ie quarterly reports.⁴⁷

⁴⁶ Ibid 29.

⁴⁷ Ibid 33.

About Simon Communities

The Simon Communities support over 13,000 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 North West and the South East, responding to local needs and supported by a National Office in the areas of policy, research, communications and best practice. 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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