



Locked Out of the Market Study March 2021

The Gap Between HAP Limits and Market Rents

Snapshot Study

April 2021

Simon Communities in Ireland

Contents

Introduction.....	3
Main Findings.....	6
Summary of findings for each location	15
Athlone.....	15
Cork City Centre	16
Cork City Suburbs	17
Dublin City Centre	18
Dublin City North.....	20
Dublin City South	22
Dundalk.....	24
Galway City Centre.....	25
Galway City Suburbs.....	26
Kildare (Selected Areas)	27
Co. Leitrim.....	28
Limerick City Centre.....	29
Limerick City Suburbs	30
Portlaoise	31
Sligo Town.....	32
Waterford City Centre.....	33
About Simon Communities	34
Services include:.....	34

Introduction

Locked Out of the Market is a snapshot study¹ undertaken every quarter over three consecutive days. This study was undertaken in March 2021 (22nd, 23rd, 24th). 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.ie² for the following areas: Cork City Centre³, Cork City Suburbs, Dublin City Centre⁴, Dublin City North⁵, Dublin City South⁶, Galway City Centre⁷, Galway City suburbs, Limerick City Centre⁸, Limerick City suburbs, Portlaoise, Kildare (selected areas)⁹, Athlone, Sligo Town¹⁰, Dundalk, Co. Leitrim¹¹, and Waterford City Centre.¹² This is the eighteenth snapshot study of this kind. It 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 examines availability of properties within discretionary Housing Assistance Payment (HAP) limits in each of the 16 areas. This rate can be 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.

The study counts one-bedroom units for single people and couples, two-bedroom units for couples/one parent and one child, and two bedrooms or more for couples/one parent with two

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 The Dublin City Centre filter changed with an update to the daft.ie website since the September 2020 Locked Out Report. For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2. Therefore, there should be some caution in making direct comparisons to the September 2020 report in relation to the Dublin City Centre category.

⁵ The Dublin City North filter changed with an update to the daft.ie website since the September 2020 Locked Out Report. For this Report, Dublin City North was defined as Dublin 3, 5, 7, 9, 11. Therefore, there should be some caution in making direct comparisons to the September 2020 report in relation to the Dublin City North category.

⁶ The Dublin City South filter changed with an update to the daft.ie website since the September 2020 Locked Out Report. For this Report, Dublin City South was defined as 4, 6, 6w, 8, 10, 12, 14 and 16. Therefore there should be some caution in making direct comparisons to the September 2020 report in relation to the Dublin City South category.

⁷ Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

⁸ Limerick City Centre contains properties to rent in Limerick City (daft.ie).

⁹ 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.

¹⁰ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contains properties to rent within each of the townland border (daft.ie).

¹¹ Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

¹² Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

children. It should be noted that this represents a change in methodology from earlier iterations of this study, whereby one bedroom units had been counted as viable options for the couples/one parent and one children category

The Covid-19 pandemic, and related restrictions have brought about some change in the Irish private rental market in 2020, however an underlying chronic lack of affordable supply persists. According to the *Daft.ie Irish Rental Report Q4 2020*¹³, rents in Quarter 4 2020 rose 0.9% nationally year-on-year. Compared to Q3 2020, rents fell 0.4% nationally. In Dublin, rents have fallen 3% year-on-year. Leinster experienced 5% year-on-year rent increases, Connacht/Ulster experienced a 2.6% rise year-on-year, and Munster experienced a large 5.7% year-on-year.

The average rent nationally in Q4 stood at €1414, near an all-time high. In short, the Covid-19 pandemic restrictions did not lead to a significant increase in affordability in the private rental market in 2020.

Supply of rental properties has been less consistent than the stability of rental prices in 2020. By Q4, there were 64% more properties on the Dublin private rental market than a year previous. Outside of Dublin however, the stock of private rental properties was down 17% on the same period the previous year. This dynamic is borne out in this *Locked Out Report*, which will show increased rental supply in Dublin, with little change elsewhere.

This Simon Communities of Ireland *Locked Out* report found there were 2,757 properties available to rent at any price within the 16 areas surveyed over the three dates in March 2021. This represents an 8.7% decrease from the 3019 properties which were available to rent at any price in the December 2020 *Locked Out* study period. However, it is an 8.4% increase on the 2,543 properties recorded in the September 2020 *Locked Out* study. As noted in the *daft.ie Q4 Report* cited above, the Dublin area is driving supply.

There were 1055 properties available under a standard or discretionary HAP limit in at least one of the four household categories, representing 38% of the total properties available. This is a 9% decrease on the 1160 properties which were available within at least one household category in the December study. There were just 72 instances of those properties coming within a standard HAP rate in one of the four household categories. The rest of the properties within HAP rates required the discretionary HAP top up (up to 50% in Dublin and up to 20% elsewhere).

While this data shows a significant increase in properties available within HAP rates, it is important to note that this largely relates to Dublin. In fact, in six of the study areas outside Dublin, there are zero properties available within HAP standard or discretionary rates across any of the four household categories.

Of the 2,757 properties available during the period, just 1 property (one-bedroom unit) was within standard HAP limits for single people across the 16 areas. Therefore, 15 areas did not have any properties within standard HAP rates for single people. 84 properties were available when the discretionary HAP limits were applied for single people. This was up down from 95

¹³ Daft.ie Irish Rental Report Q4 2020, https://ww1.daft.ie/report/ronan-lyons-2020q4-daftrentalprice?d_rd=1

properties within discretionary HAP limits for single people in December. Therefore, just 3.1% of all available properties came within either standard or discretionary HAP limit for single people.

50 properties (one-bedroom units) of the 2,757 total came within standard HAP limits for couples with no children. This was a decrease from 69 properties in December. A further 344 properties fell within discretionary HAP limits, a significant decrease from the 403 available in December. Therefore, 14.3% of all properties came within standard or discretionary HAP limits for couples.

For families with one child, 8 properties (two-bedroom units) were available within standard HAP limits and a further 545 properties available within the discretionary HAP limits - a decrease from 562 properties in the December study. That meant that 20% of the total 2757 properties were available within either HAP limit to this category.

For couples/one parent with two children, there were just 13 properties (2 bedrooms or more) available within the standard HAP limit, but a further 643 properties available within the discretionary HAP limits, a decrease from the 662 properties available in December. Therefore, 23.8% of properties therefore came within standard or discretionary HAP limits for this household category.

Main Findings

Property Availability

- In all, there was an average of 2,757 properties available to rent at any price across the 16 study areas over the three-day period in March 2021. This represents an 8.7% decrease from the 3,019 properties available during the December study.
- 81% (2,242) of all properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South), with a particularly high concentration in Dublin City South (1123).
- There were 1055 properties available under a standard or discretionary HAP limit in at least one of the four household categories, representing 38% of the total properties available. This is a decrease of 9% on the 1160 properties which were available within at least one HAP household category in the December study.
- There were just 72 instances of properties being available to rent within the standard HAP rates in one of the four categories during the three-day period. The same property may fit into two categories, and that is counted at two instances of availability. In the December study, there had been 93 instances of a property fitting into a standard HAP category.
- There were 1,616 instances of properties being available to rent within the discretionary HAP limits in at least one of the four household categories during the period. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% elsewhere.
- In six of the 16 areas, there were no properties available to rent in any category within standard or discretionary Housing Assistance Payment HAP limits. Those areas were Athlone, Leitrim, Limerick City Suburbs, Sligo Town, Portlaoise and Waterford City Centre.
- Furthermore, Limerick City Centre had just one property that came within a HAP limit, and Cork City Centre, Cork City Suburbs, Galway City Centre and Galway City Suburbs each had just two properties that came within a HAP limit.
- There was just one property available to rent for a single person within standard Housing Assistance Payment limits across all 16 study areas.
- There were eight two-bedroom units within standard HAP rates for a couple/one parent and one child across all 16 study areas.

A Couple in Limerick who are Rough Sleeping

Colm is in his thirties, and his partner Sarah is in her twenties. They are based in Limerick. They are approved for HAP, but have not been able to find affordable private rental accommodation in the Limerick City area, as there is a lack of affordable supply.

They are currently rough sleeping, as they cannot be accommodated in temporary accommodation together. Colm and Sarah also have addiction issues, which has made it more difficult to access private rental accommodation.

Their support worker organized a viewing for them with a landlord who they were told would accept HAP. However, in their experience, landlords favour non-HAP applicants, and they did not get the tenancy after meeting the landlord.

This Locked Out study found that there were no properties available within Limerick City Suburbs within standard or discretionary HAP rates for couples, and just one property in Limerick City Centre within discretionary HAP rates for couples.

Colm and Sarah's story demonstrates how the odds are stacked against people experiencing homelessness in securing private rental accommodation. The severe shortage of affordable properties makes it almost impossible to find an appropriate tenancy in some circumstances.

Household types

- Of the 1160 properties available to rent across the 16 study areas in at least one of the four household categories of Housing Assistance Payment (HAP) standard and discretionary limits, the following were available;¹⁴
 - Single persons: Just 1 property was available within standard HAP limits for a single person. 84 properties were found within discretionary limits for single people.
 - Couples: 50 properties were available to rent within the standard HAP limits for a couple compared to 69 properties in December. 344 properties were available in this household category within discretionary limits compared to 403 in December. This represents a significant decrease in available properties since the December study in this category.
 - Couple/one parent plus one child: 8 properties were available for a couple/one parent and one child within standard HAP limits. A further 545 properties were found within discretionary limits, almost all (541 of these were located in Dublin).
 - Couple/one parent plus two children: 13 properties were available within standard HAP limits for a couple/one parent and two children. A further 643 properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas (629 properties).

¹⁴ See table 1 below for regional breakdown

Table 2 provides the full breakdown of availability by household type, by region.

Magda's Story- Lack of Accommodation for Single People

Magda is in her fifties, and is based in Limerick. She became homeless after her landlord sold the property she had been renting. She is now living in temporary accommodation, in a homeless hostel. She is currently in education and seeking employment.

She is eligible for HAP, but has not been able to find any affordable properties in the City. She has calculated that in order to find a property, she would have to spend 60% of her income every week on rent alone, on top of HAP.

This Locked Out study found that there were no properties available in Limerick City Centre or Limerick City Suburbs within either standard or discretionary HAP rates.

Magda's story demonstrates how the lack of affordable accommodation on the private rented market throughout the country can keep people trapped in homelessness, and unable to move on with their lives.

Analysis of Findings

The March 2021 Locked Out of the Market Report marks a year since the onset of Covid-19, which disrupted the private rental market. It led to the introduction of major change in private rental market protections such as the rent freeze, moratorium on evictions and the general "stay-at-home" order. It also led initially to an influx onto the private rental market of properties which had been used in the short-term tourism market.

Nevertheless, the private rental market continues to be characterised by a chronic lack of affordable private rental accommodation, just as it had been before the Covid period.

Two short, snapshot *Locked Out* reports were published in April and May 2020, which looked only at Irish cities. These Reports indicated that there was an initial trend of increasing supply on the private rental market during the Covid-19 crisis in Irish cities. The April and May snapshot reports, and June study, indicated that the increase in supply had led to an increase in properties available within HAP rates in Dublin City, however there was no equivalent increase in HAP availability in Cork, Galway, Limerick and Waterford.

The September study indicated that supply across the 16 regions had started to fall from the 2,988 properties available in the June study. The sudden influx of short-term lets, such as AirBnbs, onto the long-term private rental market after the shut-down of the tourist industry has been posited as the cause of the increase in supply earlier this year.

The December 2020 study, which came after the easing of a second public health lockdown period, showed increased supply in Dublin, but little change elsewhere in the country. The

December 2020 study found that while there had been an increase since March 2020 in HAP-available properties in Dublin, this trend was not replicated in the other regions throughout the country. In fact, six of the 16 regions in this study had no properties available within either standard or discretionary HAP rates across the four household categories.

Since the December study, the country entered another full level five lockdown period. When the March 2021 study was undertaken, level five restrictions remained fully in place. The lockdown appeared to have had the effect of reducing supply on the private rental market, as movement across the country came to a halt. The number of properties available in March 2021 was down nearly 9% on the December study, as were HAP-available properties.

As in previous studies, the March 2021 study shows that properties available within HAP limits are predominantly located in Dublin. In fact, nearly 97% (1021) of all HAP properties across the 16 study areas (1055) are located in the three Dublin areas. As identified earlier, rental prices have continued to rise across Ireland throughout the pandemic period, while in Dublin rents have been more static. The second reason for properties available within HAP limits being overwhelmingly located in Dublin is that HAP limits are higher in Dublin, and the HAP discretionary rate in Dublin allows for a top-up of 50%, where the top-up is limited to 20% across the rest of Ireland.

Presented below are the findings from the Locked Out of the Market three-day snapshot study for 22nd to 24th March 2021. An overall picture of the 16 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 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 shows the percentage change in available properties as compared to the December 2020 study period, both in terms of overall availability and HAP availability. Table 2 gives an area 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, across the four household categories. The individual area tabular findings show the number of new available properties to rent for the four household types over the three days of the study period.

Figures 1, 2, 3 and 4 below illustrate the percentage breakdown of properties available per household category in March 2021, December 2020, September 2020 and June 2020. The pie charts demonstrate that within standard HAP rates, couples seeking one bedroom apartments have the most options.

Figure 1: Number of Instances of Properties by HAP Household Category March 2021 within Standard Rates

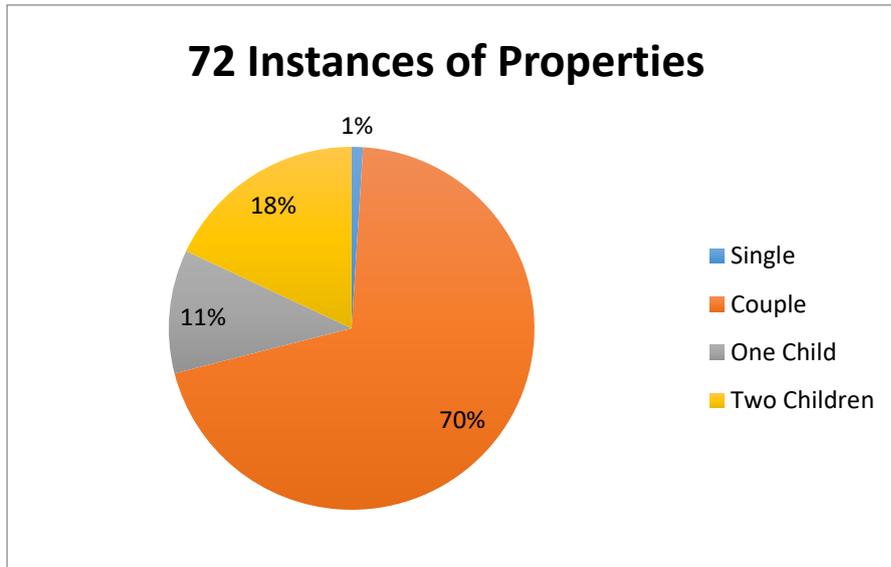


Figure 2: Number of Instances of Properties by HAP Household Category December 2020 within Standard Rates

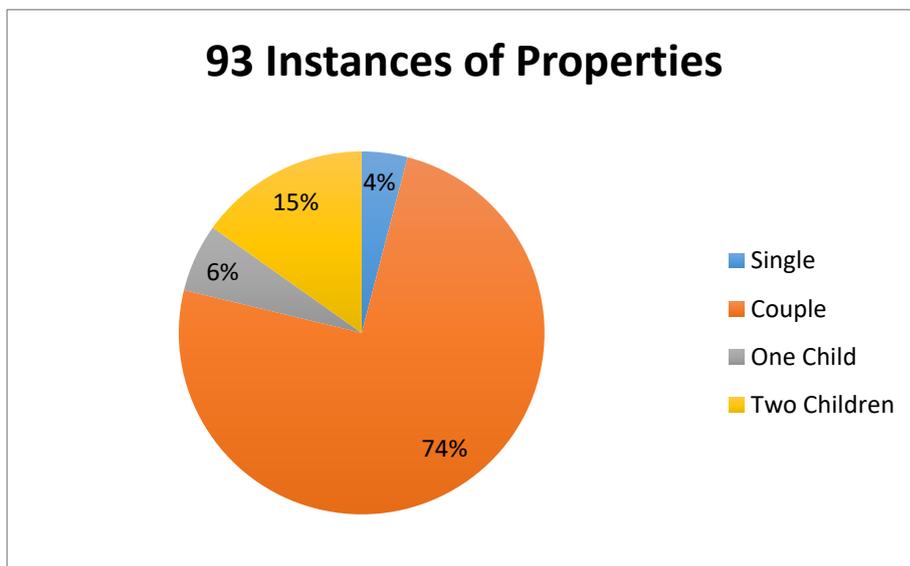


Figure 3: Number of Instances of Properties by HAP Household Category September 2020 within Standard Rates

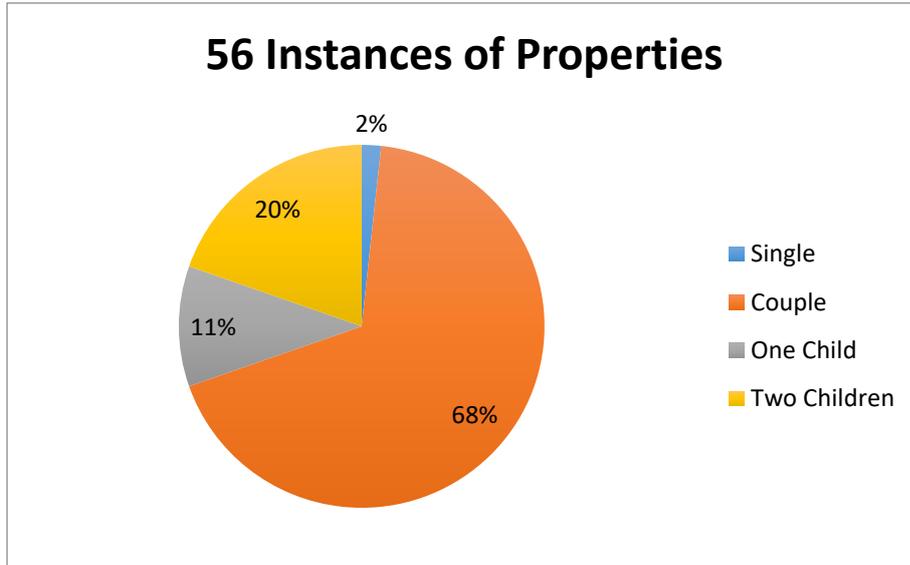
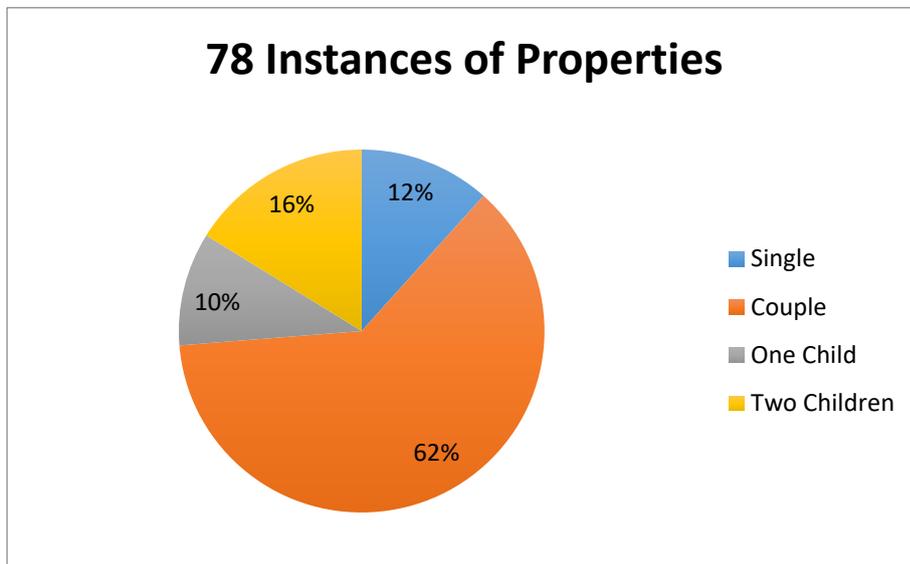


Figure 4: Number of Instances of Properties by HAP Household Category June 2020 within Standard Rates



Homeless HAP/Discretionary Rate top-ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out March 2021* also examines the impact of additional discretionary 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 the total number of properties available within standard and discretionary/Homeless HAP limits. Table 2 lays out the instances of properties being available within standard and discretionary HAP, across the four household categories.

Table 1: Regional Breakdown of Total Properties and Total Properties Available Within HAP and Homeless Hap Limits March 2021 compared to December 2020

LOCATION	Total properties March 2021	Total Properties Dec 2020	% Change Total Properties	Total HAP March 2021	Total HAP Dec 2020	% Change HAP properties
Athlone	16	21	-24%	0	1	-100%
Cork City Centre	105	126	-17%	2	7	-71%
Cork City Suburbs	51	72	-29%	2	4	-50%
Dublin City North	498	526	-5%	328	347	-5%
Dublin City South	1123	1232	-9%	471	560	-16%
Dublin City Centre	621	644	-4%	222	199	12%
Dundalk	42	41	2%	17	27	-37%
Galway City Suburbs	51	61	-16%	2	3	-33%
Galway City Centre	65	62	5%	2	0	+
Kildare (selected areas)	70	91	-23%	8	7	14%
Co. Leitrim	13	12	8%	0	5	-100%
Limerick City Suburbs	27	25	8%	0	0	NC
Limerick City Centre	41	60	-32%	1	0	+
Sligo town	9	12	-25%	0	0	NC
Portlaoise	2	8	-75%	0	0	NC
Waterford City Centre	23	26	-12%	0	0	NC
Total:	2757	3019	-9%	1055	1160	-9%

Table 2: Available properties to rent within HAP limits across 16 study areas on March 2021

LOCATION	Average number of properties available to rent with no min cost	Total properties within at least one HAP category/rate	Single person: properties available to rent within; HAP Limits/Discretionary Limit	Couple: properties available to rent within HAP Limits/Discretionary Limit	Couple/One Parent + 1 Child: properties available to rent within HAP Limits/Discretionary Limit	Couple/One Parent + 2 Children: properties available to rent within HAP Limits/Discretionary Limit
Athlone	16	0	0/0	0/0	0/0	0/0
Cork City Centre	105	2	0/0	0/2	0/0	0/0
Cork City Suburbs	51	2	0/0	0/2	0/0	0/0
Dublin City North	498	328	0/44	33/101	3/171	3/191
Dublin City South	1123	471	0/29	12/163	3/242	3/293
Dublin City Centre	621	222	0/9	2/69	0/128	1/145
Dundalk	42	17	0/0	0/0	2/4	6/11
Galway City Suburbs	51	2	1/1	2/0	0/0	0/0
Galway City Centre	65	2	0/1	1/1	0/0	0/0
Kildare (selected)	70	8	0/0	0/5	0/0	0/3
Co. Leitrim	13	0	0/0	0/0	0/0	0/0
Limerick City Suburbs	27	0	0/0	0/0	0/0	0/0
Limerick City Centre	41	1	0/0	0/1	0/0	0/0
Sligo town	9	0	0/0	0/0	0/0	0/0
Portlaoise	2	0	0/0	0/0	0/0	0/0
Waterford City Centre	23	0	0/0	0/0	0/0	0/0
Total:	2757	1055	1/84	50/344	8/545	13/643

Summary of findings for each location

Athlone

Table 5: Athlone – properties available within HAP limits

Date:	Single Person: €450	Couple: €470	Couple/ One Parent + 1 Child: €600	Couple/One Parent + 2 Children: €625
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties available over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 16 (18 – 2 students)	3 one beds: €1000 - €650, median: €700 5 two beds: €1,100 - €800, Median: €918 5 three beds: €1,350 - €850, median: €1,100			
Day two: 17 (19 – 2 students)	3 one beds: €1000 - €650, median: €700 5 two beds: €1,100 - €800, Median: €918 6 three beds: €1,350 - €850, median: €1,100			
Day three: 16 (18 – 2 students)	3 one beds: €1000 - €650, median: €700 6 two beds: €1,300 - €800, Median: €918 6 three beds: €1,350 - €850, median: €1,100			
Total HAP	0			

Athlone Summary

- There was an average of 16 properties available to rent in Athlone in this study period, a decrease of 5 properties since the December study.
- There were no properties available within any of the HAP categories in Athlone, a decrease from one in the December study.
- Rents for a one-bedroom property in Athlone ranged from €650 to €1000 for available properties. The median price for one-bedroom properties was €700 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €800 to €1,300 for available properties. The median price for one-bedroom properties was €918 over the three days.
- Rents for a three-bedroom properties in Athlone ranged from €850 to €1350. The median price for three-bedroom properties was €1100 over the three days.
- According to daft.ie, averages rents in Westmeath have increased by 4.7% in the year to Q4 2020.¹⁵

¹⁵ https://ww1.daft.ie/report/ronan-lyons-2020q4-daftrentalprice?d_rd=1

Cork City Centre

Table 6: Cork City Centre properties available within HAP limits

Date:	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 2 Total: 2	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 104. (105- 1 students).	31 one beds: €1,900 - €736, median: €1,250 49 two beds: €3,185 - €1140, Median: €1,500 17 three beds: €3834 - €1,400, Median: €1,800			
Day two: 108. (109- 1 students).	34 one beds: €1,900 - €700, median: €1,250 47 two beds: €2300 - €1140, Median: €1,495 19 three beds: €3834 - €1,300, Median: €1,750			
Day three: 104. (105- 1 students).	32 one beds: €1,900 - €700, median: €1,250 44 two beds: €2300 - €1140, Median: €1,495 19 three beds: €3834 - €1,380, Median: €1,750			
Total HAP	2			

Cork City Centre Summary

- There was an average of 105 properties to rent in Cork City Centre over the course of the study period, a decrease of 21 properties on those available in December 2020 study.
- There were just 2 properties available within standard or discretionary HAP rates across the four household categories. This was a decrease from 7 properties in the December study.
- Monthly rents in Cork City Centre ranged from €700 to €1,900 for the one-bedroom properties available over the three-day study period. The median price for one-bedroom properties was €1,250.
- Monthly rents in Cork City Centre ranged from €1140 to €3185 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties ranged from €1,495 to €1500 over the three days.
- Monthly rents in Cork City Centre ranged from €1,300 to €3,834 for three-bedroom. The median price for three-bedroom properties ranged from €1750 to €1800.
- According to daft.ie, average rents in Cork City rose 4.8% in the year to Q4 2020.¹⁶

Cork City Suburbs

Table 7: Cork City Suburbs properties available within HAP limits

Date:	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 2	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 2 Total: 2	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 51 (54 – 3 students).	7 one beds: €1,200 - €700, median: €1050 15 two beds: €2,800 - €1150, Median: €1,300 20 three beds: €2,368 - €1,325, Median: €1,648			
Day two: 52 (55 – 3 students).	5 one beds: €1,200 - €700, median: €1050 19 two beds: €2,800 - €1150, Median: €1,350 18 three beds: €2,368 - €1,350, Median: €1,648			
Day three: 49 (52 – 3 students).	5 one beds: €1,200 - €700, median: €1050 18 two beds: €2,800 - €1150, Median: €1,350 15 three beds: €2,368 - €1,350, Median: €1,648			
Total HAP	2			

Cork City Suburbs Summary

- There was an average of 51 properties to rent in Cork City Suburbs¹⁷ over the course of the study period. In December 2020 there were 72 properties available.
- Of the 51 properties, just two came within at least one of the HAP standard or discretionary rates across the four household categories.
- Monthly rents in Cork City Suburbs ranged from €700 to €1200 for one-bedroom properties available over the three-day study period. The median price for one-bedroom properties was €1050 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1150 to €2,800 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties ranged between €1,300 to €1,350 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1,325 to €2,368 for three-bedroom properties available over the three-day study period, all over the HAP limits. The median price for three-bedroom properties over the three days was €1648.
- According to daft.ie, average rents in Cork City rose 4.8% in the year to Q4 2020.¹⁸

¹⁷ Ballinlough, Ballinure, Bishopstown, Blackrock, Donnybrook, Frankfield, Glasheen, Hollyhill, Passage West, Rochestown, Silverspring, St. Lukes, Tivoli, Turners Cross, Victoria Cross, Wilton.

¹⁸ Ibid 19

Dublin City Centre

Dublin City Centre (Dublin 1 and 2) properties available within HAP limits

Date:	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 22/03	No of properties: 0 Homeless HAP 50%: 6	No of properties: 5 (all within in single category) Homeless HAP 50%: 58 (1 within single category)	No of properties: 0 Homeless HAP 50%: 116	-No of properties: 1 -Homeless HAP 50%: 132 (116 included in one child category)
Day two: 23/03	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 5 (1 included in single)	No of new properties: 0 Homeless HAP 50%: 8	-No of new properties: 0 -Homeless HAP 50%: 8 (8 included in one child category)
Day three: 24/04	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 2 (included in single) Homeless HAP 50%: 6	No of new properties: 0 Homeless HAP 50%: 4	-No of new properties: 0 -Homeless HAP 50%: 5 (4 included in one child)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 9 Total: 9	Standard Rate: 2 Homeless HAP: 69 Total: 71	Standard Rate: 0 Homeless HAP: 128 Total: 128	Standard Rate: 1 Homeless HAP: 145 Total: 146
Total number of properties available to rent in region each day (no cost limits)				
Day one: 630 (633 – 3 students).	259 One beds: €6,500 - €758, Median €1,550 319 Two beds €5000 - €1,290, Median €2000 55 Three beds €5950 - €1,500, Median €2,800			
Day two: 619 (622 – 3 students).	255 One beds: €6,500 - €758, Median €1,550 320 Two beds €5000 - €1,290, Median €2000 49 Three beds €7000 - €1,550, Median €2,800			
Day three: 615 (618 – 3 students).	257 One beds: €7,083 - €700, Median €1,550 313 Two beds €5000 - €1,290, Median €1995 50 Three beds €7500 - €1,550, Median €2,700			
HAP	222			

Dublin City Centre Summary

- Owing to changes in the filters on daft.ie website, the Dublin City Centre study between September and December may not be an entirely direct comparison, however they remain approximate.
- There was an average of 621 properties available to rent in Dublin City Centre over the study period, a 3.5% decrease on the 644 properties available in the December study.
- There were just 3 properties available within standard HAP limits in Dublin City Centre in this study period, down from 11 In December 2020.
- In total were 222 properties available in at least one household category within standard or homeless HAP rates, an increase of 23 properties within at least one HAP category in the December study.
- There were no properties available to rent within standard HAP limits for a single person, as in all four 2020 studies, and just 9 properties within Homeless HAP rates for singles. This demonstrates the continued limited supply for singles.
- There were 2 properties available to rent within standard HAP limits for a couple, a decrease from 11 properties in the December 2020 study. 69 properties were available within homeless HAP rates for couples.
- No properties were available to rent within HAP limits for a couple/one parent and one child in. 128 properties in this category were available within Homeless HAP limits.
- One property was available to rent within standard HAP limits for a couple/one parent and two children across the three days of this study. 145 properties in this category were available within

Homeless HAP limits, an increase from 128 properties in December.

- Rents in Dublin City Centre ranged from €700 to €7083 for one-bedroom properties available, with a median of €1550.
- Rents in Dublin City Centre ranged from €1290 to €5000 for two-bedroom properties available, with a median rate ranging from €1995 to €2000, significant down from the March 2020 median ranging from €2,995 to €3,000 over the three days.
- Rents in Dublin City Centre ranged from €1500 to €7500 for three-bedroom properties available, with a median rate ranging €2700-€2800 over the three days.
- According to daft.ie, rents in Dublin City Centre fell 5.6% in the year to Q4 2020.¹⁹

¹⁹ Ibid 19

Dublin City North

Table 9: Dublin City North (Dublin 3, 5, 7, 9, 11) properties available within HAP limits

Date:	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 22/03	No of properties: 0 Homeless HAP 50%: 35	-No of properties: 26 (all included in single category) -Homeless HAP 50%: 89 (9 included in single category)	No of properties: 2 Homeless HAP 50%: 141	-No of properties: 2 (included in 2 child category) -Homeless HAP 50%: 160 (141 in 1 child category)
Day two: 23/03	No of new properties: 0 Homeless HAP 50%: 5	-No of new properties: 3 (3 included in single) - Homeless HAP 50%: 7 (2 included in single)	No of new properties: 1 Homeless HAP 50%: 18	-No of new properties: 1 (included in one child) -Homeless HAP 50%: 18 (18 included in 1 child category)
Day three: 24/04	No of new properties: 0 Homeless HAP 50%: 4	-No of new properties: 4 (4 included in single) -Homeless HAP 50%: 5	No of new properties: 0 Homeless HAP 50%: 12	-No of new properties: 0 -Homeless HAP 50%: 13 (12 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 44 Total: 44	Standard Rate: 33 Homeless HAP: 101 Total: 134	Standard Rate: 3 Homeless HAP: 171 Total: 174	Standard Rate: 3 Homeless HAP: 191 Total: 194
Total number of properties available to rent in region each day (no cost limits)				
Day one: 505 (512 - 6 students).	212 One beds: €1850 - €750, Median €1,300 200 Two beds €2,700 - €900, Median €1,800 78 Three beds €3,600 - €1,550, Median €2,200			
Day two: 493 (497 - 6 students).	203 One beds: €1850 - €750, Median €1,300 203 Two beds €2,700 - €1000, Median €1,800 73 Three beds €3,600 - €1,550, Median €2,300			
Day three: 497 (503 - 6 students).	208 One beds: €1850 - €670, Median €1,350 206 Two beds €2,700 - €1000, Median €1,800 71 Three beds €3,600 - €1,550, Median €2,250			
Total HAP	328			

Dublin City North Summary

- There was an average of 498 properties available to rent in Dublin City North over the study period. this represented a decrease on the 526 properties in the December study but a significant increase on the 230 properties available in the March 2020 study.
- Of those, 328 properties were available in at least one household category under either standard or discretionary HAP, a decrease on the 347 properties available in the December study.
- There were no properties available to rent within standard HAP limits for a single person, and 44 properties within homeless HAP limits, an increase from 38 properties within Homeless HAP limits in December.
- 33 properties were available to rent within standard HAP limits for a couple. 101 properties in this category were available within Homeless HAP limits.
- Just three properties were available within standard rates for families with one child, and a further 171 properties within homeless HAP rates.
- Just three properties were available to rent within HAP limits for a couple/one parent and two children. a further 191 properties in this category were available within Homeless HAP limits, down from 205 properties in the December study.
- Rents in Dublin City North ranged from €670 to €1850 for one-bedroom properties

available, with a median rate ranging from €1300 to €1,350 over the three days.

- Rents in Dublin City North ranged from €900 to €2,700 for two-bedroom properties available, with a median of €1800.
- Rents in Dublin City North ranged from €1,550 to €3,600 for three-bedroom properties available, with a median rate ranged from €2200-€2300 over the three days.
- According to daft.ie, rents decreased by 2.0% in Dublin City North and 0.1% in North County Dublin in the year to Q4 2020.²⁰

²⁰ Ibid 19

Dublin City South

Table 10: Dublin City South (Dublin 4, 6, 6W, 8, 10, 12, 14, 16) properties available within HAP limits

Date:	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
Day one: 22/03	No of properties: 0 Homeless HAP 50%: 19	No of properties: 7 (all included in single) Homeless HAP 50%: 124 (12 included in single category)	No of properties: 2 Homeless HAP 50%: 213	No of properties: 2 (2 included in 1 child) Homeless HAP 50%: 262 (213 included in 1 child category)
Day two: 23/03	No of new properties: 0 Homeless HAP 50%: 5	No of new properties: 2 (2 included in single) Homeless HAP 50%: 21 (3 included in single)	No of new properties: 0 Homeless HAP 50%: 15	No of new properties: 0 Homeless HAP 50%: 16 (15 included in one child category)
Day three: 24/04	No of new properties: 0 Homeless HAP 50%: 5	No of new properties: 3 (3 included in single) Homeless HAP 50%: 18 (2 included in single)	No of new properties: 1 Homeless HAP 50%: 14	No of new properties: 1 (included in single) Homeless HAP 50%: 15 (14 included in one child category)
Total number of HAP properties over the 3 days	Standard Rate: 0 Homeless HAP: 29 Total: 29	Standard Rate: 12 Homeless HAP: 163 Total: 175	Standard Rate: 3 Homeless HAP: 242 Total: 245	Standard Rate: 3 Homeless HAP: 293 Total: 296
Total number of properties available to rent in region each day (no cost limits)				
Day one: 1135 (1138 – 3 students)	407 One beds: €4000 - €800, Median: €1,462 514 Two beds €6,000 - €1,180, Median: €1950 168 Three beds €9000 - €1,700, Median: €2500			
Day two: 1112 (1115 – 3 students)	396 One beds: €4000 - €725, Median: €1,474 505 Two beds €6,000 - €1,180, Median: €1950 169 Three beds €9000 - €1,600, Median: €2500			
Day three: 1121 (1124 – 3 students)	410 One beds: €4000 - €650, Median: €1,450 506 Two beds €6,000 - €1,180, Median: €1950 165 Three beds €9000 - €1,600, Median: €2500			
Total HAP	471			

Dublin City South Summary

- There was an average of 1123 properties available to rent in Dublin City South over the study period. This represents a major increase still an increase on the 635 properties available in the March 2020 study, but a decrease on the 1232 properties available in the previous December 2020 study. It was the area with the highest average number of properties available in this study.
- Of those 1,123 properties, 471 properties fit into at least one HAP category across the households, down 15% on the 560 properties within a HAP category in the December study.
- There were 29 properties available to rent within HAP limits for a single person, a decrease from just 42 properties in December. All of those properties required Homeless HAP.
- 12 properties were available to rent within standard HAP limits for a couple, a decrease from 31 properties in the December study. A further 163 properties in this category were available within Homeless HAP limits, significantly down from 218 in the December Study.
- Just three properties were available to rent within HAP limits for a couple/one parent and one child. However, 245 properties in this category were available within Homeless HAP

limits.

- Just three properties were available to rent within HAP limits for a couple/one parent and two children across the three days of this study. However, 293 properties in this category were available within Homeless HAP limits, up from just 59 properties in March 2020.
- Rents in Dublin City South ranged from €650 to €4,000 for one-bedroom properties available, with a median rate ranged from €1,450 to €1474 over the three days.
- Rents in Dublin City South ranged from €1,180 to €6,000 for two-bedroom properties available, with a median rate of €1950, down from the March median range of €2,450 to €2,600 over the three days.
- Rents in Dublin City South ranged from €1,600 to €9000 for three-bedroom properties available, with a median rate of €2,500 over the three days.
- According to daft.ie, rents decreased in Dublin South City by 3.8% and in South County Dublin by 1.7% in the year to Q4 2020.²¹

²¹ Ibid 19

Dundalk

Table 11: Dundalk properties available within HAP limits

Date:	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €975	Couple/One Parent + 2 Children: €1,050
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 2 Discretion 20%: 4	No of properties: 6 (in one child category) Discretion 20%: 9
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 2 Discretion: 4 Total: 6	Standard Rate: 6 Discretion: 11 Total: 17
Total number of properties available to rent in region each day (no cost limits)				
Day one: 41 (44- 3 students)	5 one bed: €950- €800, Median: €860 10 two beds: €1,650 - €950, Median: €1,045 15 three beds: €1900 - €1080, Median: €1,300			
Day two: 42 (45- 3 students)	3 one bed: €860- €800, Median: €860 9 two beds: €1,200 - €950, Median: €1,050 17 three beds: €1900 - €1080, Median: €1,300			
Day three: 43 (46- 3 students)	3 one bed: €860- €800, Median: €860 9 two beds: €1,200 - €950, Median: €1,050 17 three beds: €1900 - €1080, Median: €1,300			
Total HAP	17			

Dundalk Summary

- There was an average of 42 properties available to rent in Dundalk during this study period, an increase from 41 properties in December.
- 17 of those properties fit into at least one HAP category across the four households, down from 27 properties in December.
- There were no properties available to rent within HAP limits for a single person or couples across the three days of the study.
- There were 6 properties available to rent within HAP limits for a couple/one parent and one child. 4 of these required the discretionary HAP limit.
- There were 6 properties available to rent within standard HAP limits for a couple/one parent and two children. 11 properties were available within 20% discretionary HAP limits.
- Rents in Dundalk ranged from €800 to €950 for a one-bedroom property, with a median of €860.
- Rents in Dundalk ranged from €950 to €1,200 for the two-bedroom properties available. The median rent over three days ranged from €1045 to €1,050.
- Rents in Dundalk ranged from €1080 to €1900 for three-bedroom properties available, with a median rate of €1,300 over the three days.
- According to daft.ie, rents increased in Louth by 3.87% in the year up to Q4 2020.²²

Galway City Centre

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

Date:	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 22/03	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single) Discretion 20%: 1	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 1 Discretion: 1 Total: 2	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 61 (63. 2 student)	6 one beds: €2,950 - €600 median €1050 21 two beds: €2,500 - €1,160, Median: €1,500 16 three beds: €2426 - €1,400, Median: €1,800			
Day two: 63 (65. 2 student)	6 one beds: €2,950 - €600 median €1150 23 two beds: €2,500 - €1,160, Median: €1,500 17 three beds: €2426 - €1,400, Median: €1,800			
Day three: 70 (72. 2 student)	10 one beds: €2,950 - €600 median €1000 27 two beds: €2,500 - €1,085, Median: €1,500 17 three beds: €2400 - €1,400, Median: €1,800			
Total HAP	2			

Galway City Centre Summary

- There was an average of 65 properties available to rent in Galway City Centre²³ over the study period, similar to the 62 properties available in the December 2020 study.
- There were 2 properties that fit into at least one HAP categories, the first time a property has been within a HAP limit in six study periods.
- Rents in Galway City Centre ranged from €600 to €2,950 for one-bedroom properties available. The median rent for one-bedroom properties over three days was €1050.
- Rents in Galway City Centre ranged from €1085 to €2,500 for two-bedroom properties available, all of which were beyond HAP limits. The median rent over three days was €1,500.
- Rents in Galway City Centre ranged from €1,400 to €2426 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €1800, representing a fall on the March 2020 median of €2,200.
- According to daft.ie, rents in Galway City have increased 4.6% in the year to Q4 2020.²⁴

²³ The definition 'Galway City Centre' refers to the search parameters used by Daft.ie that also includes the wider Galway City area.

²⁴ Ibid 19

Galway City Suburbs

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

Date:	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
Day one: 22/03	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single category) Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 1 Discretion 20%: 0	No of new properties: 1 (included in single) Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 1 Discretion: 1 Total: 2	Standard Rate: 2 Discretion: 0 Total: 2	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 52 (53 – 1 student)	4 one beds: €1,200 - €585, median: €850 19 two beds: €1700 - €1100, Median: €1,350 17 three beds: €2,500 - €1,250, Median: €1,500			
Day two: 53 (54 – 1 student)	3 one beds: €1,200 - €650, median: €850 18 two beds: €1700 - €1200, Median: €1,350 17 three beds: €2,500 - €1,250, Median: €1,500			
Day three: 48 (49 – 1 student)	4 one beds: €1,200 - €550, median: €750 16 two beds: €1700 - €1200, Median: €1,350 16 three beds: €2,500 - €1,250, Median: €1,500			
Total HAP	2			

Galway City Suburbs Summary

- There was an average of 51 properties available to rent in Galway City Suburbs²⁵ over the study period, a decrease on the 61 in December.
- Of the 51 properties, just 2 were available within either standard or discretionary HAP limits in at least one of the four household categories.
- Singles had two options available under either HAP limit. Couples had two options under either HAP limit.
- For families with one child and two children there were no properties available within standard HAP or within discretionary HAP.
- Rents in Galway City Suburbs ranged from €585 to €1,200 for one-bedroom properties available, with a median rent ranging from €750 to €850 over the three days.
- Rents in Galway City Suburbs ranged from €1100 to €1700 for two-bedroom properties available. The median rent over three days was €1,350.
- Rents in Galway City Suburbs ranged from €1,250 to €2500 for three-bedroom properties available. The median rent over three days was €1500.
- According to daft.ie, rents in Galway City have increased 4.6% in the year to Q4 2020.²⁶

²⁵ The definition 'Galway City Suburbs' refers to the search parameters used by Daft.ie.

²⁶ Ibid 19

Kildare (Selected Areas)

Table 14: Kildare (Selected Areas) – properties available within HAP limits

Date:	Single Person: €575	Couple: €750	Couple/ One Parent + 1 Child: €975	Couple/One Parent + 2 Children: €1,050
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 4	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 3
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 5 Total: 5	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 3 Total: 3
Total number of properties available to rent in region each day (no cost limits)				
Day one: 70 properties	10 one beds: €1,250 - €850 median €1050 24 two beds: €2500 - €1200, Median: €1,450 25 three beds: €2816 - €1,250, Median: €1,650			
Day two: 67 properties	11 one beds: €1,250 - €850 median €1050 22 two beds: €2500 - €1200, Median: €1,450 23 three beds: €2816 - €1,250, Median: €1,650			
Day three: 73 properties	13 one beds: €1,250 - €850 median €1050 21 two beds: €2500 - €1200, Median: €1,450 26 three beds: €2816 - €1,250, Median: €1,650			
Total HAP	8			

Kildare (Selected Areas) Summary

- There was an average of 70 properties available to rent across Kildare (selected areas) during this study period. This is a decrease from the 91 properties recorded in the December study.
- Of the 70 properties, 8 came within a standard or discretionary HAP limit of at least one of the four household categories.
- No properties were available for single people within the period within HAP limits. 5 properties were available for couples within HAP limits.
- No properties were available within HAP limits for a couple/one parent and one child over the study period.
- There were no properties available within HAP limits for a couple/one parent and two children during this study period. Three properties were available in this category within the 20% discretionary HAP limits.
- Rents in Kildare (selected areas) ranged from €850 to €1,250 for one-bedroom properties available on the dates surveyed. The median rent over three days was €1050.
- Rents in Kildare (selected areas) ranged from €1200 to €2,500 for the two-bedroom properties available. The median rent over three days was €1,450.
- Rents in Kildare (selected areas) ranged from €1,250 to €2816 for three-bedroom properties available, with a median of €1,650 over the three days.
- According to daft.ie, rents in Kildare increased by 4.7% in the year to Q4 2020.²⁷

Co. Leitrim

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

Date:	Single Person: €340	Couple: €370	Couple/ One Parent + 1 Child: €450	Couple/One Parent + 2 Children: €475
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 12 properties	1 one beds: €550 6 two beds: €850 - €625, Median: €750 5 three beds: €1000 - €650, Median: €750			
Day two: 12 properties	1 one beds: €550 6 two beds: €850 - €625, Median: €750 5 three beds: €1000 - €650, Median: €750			
Day three: 16 properties	2 one beds: €600- €550 7 two beds: €850 - €625, Median: €730 7 three beds: €1050 - €650, Median: €850			
Total HAP	0			

Co. Leitrim Summary

- There was an average of 13 properties available to rent in Co. Leitrim over this three-day snapshot study period, similar to the 12 properties available in the December study.
- None of these properties came within a HAP rate for singles, couples or families.
- The two one-bedroom properties available in Co. Leitrim ranged from €550 to €600.
- Rents in Co. Leitrim ranged from €625 to €850 for the two-bedroom properties available. The median rent was €750 over the three days.
- Rents in Co. Leitrim ranged from €650 to €1050 for the three-bedroom properties available. The median rent was €750 to €850 over the three days.
- According to daft.ie, rental prices in Leitrim have increased 2.8% in the year to Q4 2020.²⁸

²⁸ Ibid 19

Limerick City Centre

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

Date:	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 41	6 One beds: €950- €700. Median: €900 19 Two beds: €2000 - €990 median: €1,200 5 three beds: €2,300- €1,250. Median: €1,400			
Day two: 39	6 One beds: €950- €532. Median: €900 18 Two beds: €2000 - €990 median: €1,200 4 three beds: €2,300- €1,250. Median: €1,500			
Day three: 43	7 One beds: €950- €750. Median: €875 20 Two beds: €2000 - €990 median: €1,050 5 three beds: €2,300- €1,250. Median: €1,600			
Total HAP	1			

Limerick City Centre Summary

- There was an average of 41 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a decrease on the 60 properties available in the December study.
- There was just one property available within either standard or discretionary HAP limits in Limerick City Centre, which came under discretionary HAP for couples.
- There had been no properties within standard limits in December 2020, September 2020, June 2020, March 2020 or December 2019.
- Rents in Limerick City Centre ranged from €532 to €950 for the one-bedroom properties available. The median rent in this category was €875 to €900 over the three days.
- Rents in Limerick City Centre ranged from €990 to €2000 for the two-bedroom properties available. The median rent in this category was €1050 to €1200.
- Rents in Limerick City Centre ranged from €1250 to €2300 for three bed properties, with a median price ranged from €1400 to €1,600.
- According to daft.ie, rental prices for Limerick City increased 3.9% in the year to Q4 2020.²⁹

²⁹ Ibid 19

Limerick City Suburbs

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

Date:	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 28	1 one beds €950. 8 two beds: €1,500 - €1140, Median: €1200 8 three beds: €1620 - €1100, Median: €1,400			
Day two: 26	0 one beds. 7 two beds: €1,500 - €1200, Median: €1221 8 three beds: €1700 - €1250, Median: €1,500			
Day three: 27	1 one beds €950. 6 two beds: €1,500 - €1200, Median: €1325 10 three beds: €2160 - €900, Median: €1,600			
Total HAP	0			

Limerick City Suburbs Summary

- There was an average of 27 properties available to rent in Limerick City Suburbs over the three days. This was an increase of 2 properties on the December study.
- There were no properties available within standard or discretionary HAP limits across the four categories.
- Rent in Limerick City Suburbs for the single available one-bedroom property was from €950.
- Rents in Limerick City Suburbs ranged from €1140 to €1500 for the two-bedroom properties available. the median rent in this category ranged from €1200 to €1325 over the three days.
- Rents in Limerick City Suburbs ranged from €900 to €2160 for the three-bedroom properties available. The median rent in this category ranged from €1,400 to €1600 over the three days.
- According to daft.ie, rental prices for Limerick City increased 3.9% in the year to Q4 2020.³⁰

³⁰ Ibid 19

Portlaoise

Table 18: Portlaoise- properties available within HAP limits

Date:	Single Person: €420	Couple: €433	Couple/ One Parent + 1 Child: €580	Couple/One Parent + 2 Children: €610
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 3 properties.	0 one beds, 1 two bed- €950. 1 three beds. €1350.			
Day two: 1 properties.	0 one beds, 1 two bed- €920. 0 three beds.			
Day three: 2 properties.	0 one beds, 2 two bed- €950- €920. 1 three beds. €1350.			
Total HAP	0			

Portlaoise Summary

- There was an average of 2 properties available to rent in Portlaoise over the March 2021 study period. This is a significant decrease significant decrease from an average of 27 properties that had been available to rent in Portlaoise in November 2018, and a decrease on the 8 properties available in the December 2020 study.
- There were no properties available within HAP limits in Portlaoise during this study period, remaining the same since the December 2020, September 2020, June 2020, March 2020 and December 2019 studies.
- Of the average 2 properties recorded during the period, no one bedroom properties were recorded.
- The two bedroom properties were priced at €920 to €950.
- The single three bedroom properties was priced €1350.
- According to daft.ie, rental prices increased by 3.4% in Laois in the year to Q4 2020.³¹

³¹ Ibid 19

Sligo Town

Table 19: Sligo Town – properties available within HAP limits

Date:	Single Person: €460	Couple: €490	Couple/ One Parent + 1 Child: €550	Couple/One Parent + 2 Children: €575
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 10	1 one bed. €750. 5 two beds: €875 - €800, Median: €850 2 three beds: €1200 - €900.			
Day two: 8.	0 one bed. 5 two beds: €875 - €800, Median: €850 2 three beds: €1200 - €900.			
Day three: 8.	0 one bed. 4 two beds: €900 - €800, Median: €875 3 three beds: €1200 - €900. Median €950.			
Total HAP	0			

Sligo Town Summary

- There was an average of 9 properties available to rent in Sligo town over the March 2021 study period. This was a decrease on the 12 properties available in December 2020.
- Of the 9 properties, there were no properties within standard or discretionary HAP limits across the four categories.
- The single one-bed property available was priced at €750.
- Rents in Sligo ranged from €800 to €900 for two-bedroom properties available. The median rent over the three days was €850 to €875.
- Rents in Sligo ranged from €900 to €1,200 for three-bedroom properties available. The median rent over the three days was €900 to €950.
- According to daft.ie, rents decreased in Co. Sligo by an average of 4.2% in the year to Q4 2020.³²

³² Ibid 19

Waterford City Centre

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

Date:	Single Person: €430	Couple: €450	Couple/ One Parent + 1 Child: €550	Couple/One Parent + 2 Children: €575
Day one: 22/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Day two: 23/03	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Day three: 24/04	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0
Total number of HAP properties over the 3 days	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0
Total number of properties available to rent in region each day (no cost limits)				
Day one: 20 (28 – 8 students).	3 one beds: €1100 - €695. Median: €750. 7 two beds: €1,100 - €850, Median: €950 4 three beds: €1300 - €1100, Median: €1175			
Day two: 20 (28 – 8 students).	4 one beds: €1100 - €693. Median: €750. 5 two beds: €1,100 - €850, Median: €935 4 three beds: €1300 - €1100, Median: €1175			
Day three: 30 (38 – 8 students).	6 one beds: €1100 - €693. Median: €750. 9 two beds: €1,100 - €800, Median: €900 2 three beds: €1300 - €1100.			
Total HAP	0			

Waterford City Centre Summary

- There was an average of 23 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents a decrease from the 26 properties in the December 2020 study, itself down from 56 properties available in the June 2020 study.
- Of those 23 properties, no properties were available within standard or discretionary HAP limits across the four household categories.
- There had been no properties available for singles, couples or families with one child in the December 2020, September 2020, June 2020, March 2020, December 2019, July/August 2019, April 2019 and November 2018 reports.
- Monthly rents in Waterford City Centre ranged from €693 to €1100 for the one-bedroom properties available. The median rate was €750 over the three days.
- Monthly rents in Waterford City Centre ranged from €800 to €1,100 for two-bedroom properties available. The median rent over the three days ranged between €900 and €950.
- Monthly rents in Waterford City Centre ranged from €110 to €1,300 for three-bedroom properties available. The median rent over the three days was €1175.
- According to daft.ie, rental prices increased by 5.6% in Waterford City in the year to Q4 2020.³³

³³ Ibid 19

About Simon Communities

The Simon Communities support over 18,000 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, and communications. We share common values and ethos in tackling homelessness and, informed by our grassroots services, we campaign for more effective policies and legislation regionally, nationally and at European level. Whatever the issue, Simon's door is always open for as long as we are needed. For more information, please visit www.simon.ie.

Services include:

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

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