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***Locked Out of the Market Study in June 2021***

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**The Gap Between HAP Limits and Market Rents**

**Snapshot Study**

**August 2021**

**Simon Communities in Ireland**

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## Introduction

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Locked Out of the Market is a snapshot study<sup>1</sup> undertaken every quarter over three consecutive days. This study was undertaken in June 2021 (21st, 22nd, 23rd). 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.ie<sup>2</sup> for the following areas: Cork City Centre<sup>3</sup>, Cork City Suburbs, Dublin City Centre<sup>4</sup>, Dublin City North<sup>5</sup>, Dublin City South<sup>6</sup>, Galway City Centre<sup>7</sup>, Galway City suburbs, Limerick City Centre, Limerick City suburbs, Portlaoise, Kildare (selected areas)<sup>8</sup>, Athlone, Sligo Town<sup>9</sup>, Dundalk, Co. Leitrim<sup>10</sup>, and Waterford City Centre.<sup>11</sup> This is the eighteenth snapshot study of this kind and compares the findings to the previous studies providing indicative point-in-time data on the pressure in the private rental sector and reflects the lived experience of people trying to find a home to rent in this period. This study also examined availability of properties within discretionary HAP limits in each of the 16 areas. This rate is calculated as up to an additional 50% of the standard rate in Dublin, and up to an additional 20% of the standard rate elsewhere. The four household categories examined are as follows:

- Single person;
- Couple;
- Couple/One Parent and One Child;
- Couple/One Parent and Two Children.

The study counts one bedroom units for single people and couples, two-bedroom units for couples/one parent and one child, and two bedrooms or more for couples/one parent with two children. It should be noted that this represents a change in methodology from earlier iterations of this study, whereby one bedroom units had been counted as viable options for the couples/one parent and one children category.

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.

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<sup>1</sup> 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.

<sup>2</sup> Daft.ie is a property website that advertises the asking prices for properties available for sale and for rent.

<http://www.daft.ie/about/>

<sup>3</sup> 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).

<sup>4</sup> For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2.

<sup>5</sup> For this Report, Dublin City North was defined as Dublin 3, 5, 7, 9, 11.

<sup>6</sup> For this Report, Dublin City South was defined as 4, 6, 6w, 8, 10, 12, 14 and 16.

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

<sup>8</sup> 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.

<sup>9</sup> Areas of Athlone, Portlaoise, Dundalk and Sligo Town contains properties to rent within each of the townland border (daft.ie).

<sup>10</sup> Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

<sup>11</sup> Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

According to the *Daft.ie Irish Rental Report Q1 2021*<sup>12</sup>, rents in Quarter 1 2021 rose 1.7% nationally year-on-year. Compared to Q4 2020, rents rose 2.1% nationally. In Dublin rents have fallen 3.2% year-on-year. Large year-on-year rent increases have been recorded in the rest of the country. Leinster experienced 6% year-on-year rent increases, Connacht/Ulster experienced a 7.8% rise year-on-year, and Munster experienced a large 8.8% increase in the last quarter of 2020 alone.

The average rent nationally in Q1 stood at €1442, near an all-time high. The statistics from this quarter again indicate that the Covid-19 pandemic restrictions did not lead to a significant increase in affordability in the private rental market.

Supply of rental properties has been less consistent than the stability of rental prices. By Q1 2021, there were 20% more properties on the Dublin private rental market than a year previous, but this was the lowest level it has been since last June. Outside of Dublin, the stock of private rental properties remains very limited. The daft Q1 report showed that there were just 304 properties for rent on 1st May across Cork, Galway, Limerick and Waterford. This dynamic is borne out in this Locked Out Report, which will show increased supply in Dublin, with little change outside of the capital.

This Simon Communities of Ireland *Locked Out* report found there were 2208 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 20% decrease from the 2757 properties which were available to rent at any price in the March 2021 *Locked Out* study period. This is further down from the 3019 properties available in the December 2020 *Locked Out* study. As noted in the daft.ie Q1 2021 Report cited above, the supply is driven by Dublin.

There were 906 properties available under a standard or discretionary limit in at least one of the four categories, representing 41% of the total properties available. This represents a 14% decrease on the 1055 properties which were available within at least one HAP category in the December study. There were just 63 instances of those properties coming within a standard HAP rate in one of the four categories. the rest of the properties within HAP rates required the discretionary HAP top up.

Supply of properties within HAP rates overwhelmingly relates to Dublin. In fact, in nine of the 16 study areas outside Dublin, there are zero properties available in HAP rates across any of the four categories.

Of the 2208 properties available during the period, no properties (one-bedroom units) were within standard HAP limits for single people across the 16 areas. 78 properties were available within the discretionary HAP limits for single people. This was up down from 84 properties within discretionary HAP for single people in March. Therefore, just 3.5% of all available properties came within either standard or discretionary HAP limit for single people.

55 properties (one-bedroom units) of the 2208 total came within standard HAP limits for couples with no children. This was an increase from 50 properties in March. A further 293

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<sup>12</sup> Daft.ie Irish Rental Report Q1 2021, [https://www.daft.ie/report/ronan-lyons-2021q1-draftrentalprice?d\\_rd=1](https://www.daft.ie/report/ronan-lyons-2021q1-draftrentalprice?d_rd=1)

properties were within discretionary HAP limits, a significant decrease from the 344 available in December. Therefore, 15.7% of all properties came within either HAP limit for couples.

For families with one child, 3 properties (2 bedroom units) were available within standard HAP limits and a further 385 properties available within the discretionary HAP limits. a large decrease from 545 properties in the March study. That meant that 17.6% of the total 2208 properties were available within either HAP limit to this category.

For couples/one parent with two children, there were just 5 properties (2 bedrooms or more) available within the standard HAP limit, but a further 466 properties available within the discretionary HAP limits, a large decrease from the 643 properties available in March. Therefore, 21.3% of properties therefore came within either HAP limit for this category.

## Main Findings

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### Property Availability

- In all, there were 2208 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 20% decrease from the 2757 properties which were available to rent at any price in the March 2021 *Locked Out* study period.
- 82% (1,813) of all properties available to rent at any price were found in Dublin City (Dublin City Centre, Dublin City North and Dublin City South).
- There were 906 properties available under a standard or discretionary limit in at least one of the four categories, representing 41% of the total properties available. This represented a decrease of 14% on the 1055 properties which were available within at least one HAP category in the March study.
- There were just 63 instances of those 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 March study, there had been 72 instances of a property fitting into a standard HAP category.
- There were 1,222 instances of those properties being available to rent within the discretionary HAP limits in at least one of the four categories during the period. In Dublin, this discretionary rate is up to an additional 50% of the standard HAP rate. The rate is 20% in other counties.
- In nine of the 16 areas, there were no properties available to rent in any category within standard or discretionary Rent Supplement/Housing Assistance Payment HAP limits. Those areas were Athlone, Galway City Centre, Galway City Suburbs, Leitrim, Limerick City Centre, Limerick City Suburbs, Sligo Town, Portlaoise and Waterford City Centre.
- There were no properties available to rent for a single person within standard Rent Supplement/Housing Assistance Payment HAP limits across all 16 study areas.
- There were just three 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

38 year old Male, currently in transition accommodation following successful completion of an alcohol addiction programme. Stay in the transition house should have been for 6 months, but he has remained there for 18 months now as he cannot find affordable private rented accommodation. He cannot leave the transition accommodation as he has been advised that the only option would be to return to a high threshold temporary accommodation hostel where drug and alcohol use is extremely high. He is reliant on using the HAP payment, as he is on a social welfare payment. The HAP Limits for accommodation do not reflect current market rents, so even with HAP, he would be unable to afford any private rented accommodation in Limerick. He is on the Housing List for the last 11 years.

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

### Household types

- Of the 906 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;<sup>13</sup>
  - **Single persons:** No properties were available within standard HAP limits for a single person. 78 properties were found within discretionary limits for single people.
  - **Couples:** 55 properties were available to rent within the standard HAP limits for a couple. 293 properties were available in this category within discretionary limits. This represented a significant decrease in available properties when 344 properties were available at the discretionary rate in March. Supply is overwhelmingly driven by Dublin.
  - **Couple/one parent plus one child:** 3 properties were available for a couple/one parent and one child within standard HAP limits. A further 385 properties were found within discretionary limits, most of these located in Dublin (374 properties).
  - **Couple/one parent plus two children:** 5 properties were available within standard HAP limits for a couple/one parent and two children. A further 466 properties were found within discretionary limits, with the vast majority of these located in the three Dublin areas (445).

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

<sup>13</sup> See table 1 below for regional breakdown

### **Magda's Story- Lack of Accommodation for Single People**

Couple in their 30's have been on the Local Authority housing list for over 10 years. They were in supported 24/7 Temporary accommodation for 2 years and have recently been given temporary accommodation with the Local Authority. They had been homeless prior to this as both parties had addiction issues in the past and they have now been addiction free for the past 2 years. They eventually got temporary accommodation because they had been afraid to leave their room due to the temptations of substances in their Temporary accommodation and this led to poor mental health, with constant house hunting also being a major contributory factor leading to one of them attempting suicide twice. They only got the temporary accommodation because their Key Worker constantly lobbied the Authority on their behalf. However they could be homeless again any day, if they don't find rented accommodation themselves soon. Both are approved for HAP, but receive a smaller social welfare allowance as a couple than they would if they were two singles. They are still searching for rental accommodation everyday and are very much so priced out of the property market and also because they live in a small town people would be aware of their past and unwilling to give them a second chance. Also, same as Case 1 above, they have organised HAP Forms for a rental property with their Key Worker, only to be told by the Auctioneer that they are not interested, without even looking at their Forms.

**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 in their lives.**

## **Analysis of Findings**

The June 2021 Locked Out of the Market Report is defined by a further deterioration in the availability of affordable rental properties across the country. The Report comes in the context of a year of upheaval in the private rental market, with the Covid-19 pandemic and associated public health restrictions leading 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 of properties which had been used on the short-term tourism market onto the private rental 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 a 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 other cities.

The September 2020 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.

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 was down nearly 9% on the December study, and HAP available properties were down 9% too.

This study, undertaken in June 2021, has found a further contraction in supply of both properties overall, and of properties which are priced with HAP rates. This contraction in supply has taken place in the context of the easing of public health restrictions and the moratoria on evictions and rent increases.

As in previous studies, this June 2021 study shows that properties available within HAP limits are predominantly located in Dublin. In fact, nearly 97% (875) of all HAP properties across the 16 study areas (906) were 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 fallen back slightly. 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 21st to 23rd June 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 March 2021 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.

## **Homeless HAP/Discretionary Rate top-ups**

As well as reviewing availability of properties within standard HAP limits, *Locked Out June 2021* also examines the impact of additional top-ups available to HAP recipients. These top-ups (referred to in this study as 'Homeless HAP' for Dublin areas, and a 'Discretionary Rate' elsewhere) were introduced in July 2016, in recognition of the difficulty some recipients were having in securing affordable rental accommodation due to a lack of availability on the

private rental market.

The top-ups allow local authorities to authorise an increase in payments in the case where suitable properties are not available within standard HAP rate limits. In Dublin City, the rate is set at up to a maximum of an additional 50% of the standard rate. In this instance, the rate for a single person (€660) is increased to €990. In all local authority areas outside of Dublin City, the discretionary rate is a maximum of an additional 20% of the standard rate. In this instance, the rate for a single person in Cork City (€550) is increased to €660.

In reviewing the availability of properties to rent within HAP limits, the number of properties available within standard and discretionary/Homeless HAP rates were determined. Table 1 shows a regional breakdown of 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 June 2021 compared to March 2021**

LOCATION	Total properties June 2021	Total properties March 2021	% Change Total Properties	Total HAP June 2021	Total HAP March 2021	% Change HAP properties
Athlone	17	16	6.3%	0	0	NC
Cork City Centre	102	105	-2.9%	4	2	100%
Cork City Suburbs	54	51	5.9%	2	2	NC
Dublin City North	431	498	-13.5%	284	328	-13.4%
Dublin City South	858	1123	-23.6%	423	471	-10.2%
Dublin City Centre	524	621	-15.6%	168	222	-24.3%
Dundalk	28	42	-33.3%	19	17	11.7%
Galway City Suburbs	35	51	-31.4%	0	2	-100%
Galway City Centre	25	65	-61.5%	0	2	-100%
Kildare - selected areas	67	70	-4.3%	6	8	-25%
Co. Leitrim	5	13	-61.5%	0	0	NC
Limerick City Suburbs	9	27	-66.7%	0	0	NC
Limerick City Centre	18	41	-56.1%	0	1	-100%
Sligo town	16	9	77.8%	0	0	NC
Portlaoise	1	2	-50%	0	0	NC
Waterford City Centre	18	23	-21.7%	0	0	NC
<b>Total:</b>	<b>2208</b>	<b>2757</b>	<b>-19.9%</b>	<b>906</b>	<b>1055</b>	<b>-14.1%</b>



**Table 2: Available properties to rent within HAP limits across 16 study areas in June 2021**

<b>LOCATION</b>	<b>Average number of properties available to rent with no min cost</b>	<b>Total properties within at least one HAP category/rate</b>	<b>Single person: properties available to rent within; HAP Limits/Discretionary Limit</b>	<b>Couple: properties available to rent within HAP Limits/Discretionary Limit</b>	<b>Couple/One Parent + 1 Child: properties available to rent within HAP Limits/Discretionary Limit</b>	<b>Couple/One Parent + 2 Children: properties available to rent within HAP Limits/Discretionary Limit</b>
<b>Athlone</b>	17	0	0/0	0/0	0/0	0/0
<b>Cork City Centre</b>	102	4	0/0	0/2	0/1	1/1
<b>Cork City Suburbs</b>	54	2	0/0	0/0	0/2	0/2
<b>Dublin City North</b>	431	284	0/48	33/109	1/124	1/141
<b>Dublin City South</b>	858	423	0/25	18/124	1/157	1/193
<b>Dublin City Centre</b>	524	168	0/5	3/54	0/93	0/111
<b>Dundalk</b>	28	19	0/0	0/0	1/7	2/17
<b>Galway City Suburbs</b>	35	0	0/0	0/0	0/0	0/0
<b>Galway City Centre</b>	25	0	0/0	0/0	0/0	0/0
<b>Kildare (selected)</b>	67	6	0/0	1/4	0/1	0/1
<b>Co. Leitrim</b>	5	0	0/0	0/0	0/0	0/0
<b>Limerick City Suburbs</b>	9	0	0/0	0/0	0/0	0/0
<b>Limerick City Centre</b>	18	0	0/0	0/0	0/0	0/0
<b>Sligo town</b>	16	0	0/0	0/0	0/0	0/0
<b>Portlaoise</b>	1	0	0/0	0/0	0/0	0/0
<b>Waterford City Centre</b>	18	0	0/0	0/0	0/0	0/0
<b>Total:</b>	<b>2208</b>	<b>906</b>	<b>0/78</b>	<b>55/293</b>	<b>3/385</b>	<b>5/466</b>

## 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties available over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 17 (19 – 2 students)	1 one beds: €950 6 two beds: €1,200 - €800, Median: €900 3 three beds: €1,500 - €850, median: €1,350			
Day two: 17 (19 – 2 students)	1 one beds: €950 7 two beds: €1,250 - €800, Median: €900 2 three beds: €1,350 - €850.			
Day three: 18 (20 – 2 students)	3 one beds: €950 - €680. Median €750. 5 two beds: €1,250 - €866, Median: €900 3 three beds: €1350 - €850, median: €900			
<b>Total HAP</b>	<b>0</b>			

### Athlone Summary

- There was an average of 17 properties available to rent in Athlone in this study period.
- There were no properties available within any of the HAP categories in Athlone.
- Rents for a one-bedroom property in Athlone ranged from €680 to €950 for available properties. The median price for one-bedroom properties was €750 over the three days.
- Rents for a two-bedroom property in Athlone ranged from €800 to €1,250 for available properties. The median price for one-bedroom properties was €900 over the three days.
- Rents for a three-bedroom properties in Athlone ranged from €850 to €1500. The median price for three-bedroom properties was €1033 over the three days.
- According to daft.ie, averages rents in Westmeath have increased by 6.6% in the year to Q1 2021.<sup>14</sup>

<sup>14</sup> [https://ww1.daft.ie/report/ronan-lyons-2021q1-daftrentalprice?d\\_rd=1](https://ww1.daft.ie/report/ronan-lyons-2021q1-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: 21/06	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in one child) Discretion 20%: 1
Day two: 22/06	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: 23/06	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 1 with 50% uplift	1	4 (1 included in single)	10	11 (10 included in one child)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 2 Total: 2	Standard Rate: 0 Discretion: 1 Total: 0	Standard Rate: 1 Discretion: 1 Total: 2
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 106. (107- 1 students).	27 one beds: €1,600 - €775, median: €1,150 50 two beds: €2,300 - €912, Median: €1,460 22 three beds: €3460 - €1,350, Median: €1,700			
Day two: 100. (101- 1 students).	25 one beds: €1,600 - €775, median: €1,150 48 two beds: €2,300 - €1100, Median: €1,460 20 three beds: €3460 - €1,350, Median: €1,700			
Day three: 100. (101- 1 students).	25 one beds: €1,932 - €740, median: €1,150 48 two beds: €2,000 - €1100, Median: €1,460 20 three beds: €3460 - €1,418, Median: €1,700			
<b>Total HAP</b>	<b>4</b>			

## Cork City Centre Summary

- There was an average of 102 properties to rent in Cork City Centre over the course of the study period, similar to the 105 properties available in the March study.
- There were 4 properties available within standard or HAP rates across the four categories. This was an increase from 2 properties in the March study.
- If a 50% discretionary rate were to be applied in Cork City Centre, then an additional 15 properties would have qualified within at least one category.
- Monthly rents in Cork City Centre ranged from €740 to €1,932 for the one-bedroom properties available over the three-day study period. The median price for one-bedroom properties was €1,150.
- Monthly rents in Cork City Centre ranged from €912 to €2300 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties was €1,460 over the three days.
- Monthly rents in Cork City Centre ranged from €1,350 to €3,460 for three-bedroom. The median price for three-bedroom properties was €1700.
- According to daft.ie, average rents in Cork City rose 6.3% in the year to Q1 2021.<sup>15</sup>

<sup>15</sup> Ibid 19

## 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: 21/06	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1 (included in one child)
Day two: 22/06	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 1 (included in one child)
Day three: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 2 Total: 2	Standard Rate: 0 Discretion: 2 Total: 2
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 54 (55 – 1 students).	4 one beds: €1,205 - €950, median: €1025 29 two beds: €2,800 - €1070, Median: €1,440 12 three beds: €2,750 - €1,400, Median: €1,500			
Day two: 57 (58 – 1 students).	4 one beds: €1,205 - €950, median: €1025 33 two beds: €2,800 - €1033, Median: €1,440 10 three beds: €2,750 - €1,400, Median: €1,500			
Day three: 50 (51 – 1 students).	3 one beds: €1,205 - €1000, median: €1000 28 two beds: €2,800 - €1070, Median: €1,440 9 three beds: €2,750 - €1,400, Median: €1,500			
<b>Total HAP</b>	<b>2</b>			

### Cork City Suburbs Summary

- There was an average of 54 properties to rent in Cork City Suburbs<sup>16</sup> over the course of the study period, similar to the 51 properties available in the March study.
- Of the 54 properties, just two properties came within at least one of the HAP standard or discretionary rates across the four categories.
- Monthly rents in Cork City Suburbs ranged from €950 to €1205 for one-bedroom properties available over the three-day study period. The median price for one-bedroom properties ranged from €1000 to €1025 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1033 to €2,800 for two-bedroom properties available over the three-day study period. The median price for two-bedroom properties was €1,440 over the three days.
- Monthly rents in Cork City Suburbs ranged from €1,400 to €2,750 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 €1500.
- According to daft.ie, average rents in Cork City rose 6.3% in the year to Q1 2021.<sup>17</sup>

<sup>16</sup> Ballinlough, Ballinure, Bishopstown, Blackrock, Donnybrook, Frankfield, Glasheen, Hollyhill, Passage West, Rochestown, Silverspring, St. Lukes, Tivoli, Turners Cross, Victoria Cross, Wilton.

<sup>17</sup> 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: 21/06	No of properties: 0 Homeless HAP 50%: 3	No of properties: 3 (3 within in single category) Homeless HAP 50%: 45	No of properties: 0 Homeless HAP 50%: 87	-No of properties: 0 -Homeless HAP 50%: 102 (87 included in one child category)
Day two: 22/06	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 3 (1 included in single)	No of new properties: 0 Homeless HAP 50%: 3	-No of new properties: 0 -Homeless HAP 50%: 6 (3 included in one child category)
Day three: 23/06	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 0 Homeless HAP 50%: 6 (1 included in single)	No of new properties: 0 Homeless HAP 50%: 3	-No of new properties: 0 -Homeless HAP 50%: 3 (3 included in one child)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 5 Total: 5	Standard Rate: 3 Homeless HAP: 54 Total: 57	Standard Rate: 0 Homeless HAP: 93 Total: 93	Standard Rate: 0 Homeless HAP: 111 Total: 111
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 530 (537 – 7 students).	240 One beds: €6,500 - €750, Median €1,570 261 Two beds €4900 - €1,400, Median €2000 39 Three beds €7500 - €2000, Median €3000			
Day two: 530 (537 – 7 students).	240 One beds: €6,500 - €750, Median €1,570 256 Two beds €4900 - €1,400, Median €2000 38 Three beds €7500 - €2000, Median €3000			
Day three: 514 (521 – 7 students).	238 One beds: €6,500 - €750, Median €1,570 248 Two beds €4900 - €1,400, Median €2000 40 Three beds €7500 - €2000, Median €3000			
<b>HAP</b>	<b>168</b>			

### Dublin City Centre Summary

- There was an average of 524 properties available to rent in Dublin City Centre over the study period, a 15.6% decrease on the 621 properties available in the March study.
- There were just 3 properties available within standard HAP limits in Dublin City Centre in this study period.
- In total were 168 properties available in at least one household category within standard or homeless HAP rates, a decrease on the 222 properties within at least one HAP category in the March study.
- There were no properties available to rent within standard HAP limits for a single person, as in all four 2020 studies and the March 2021 study, and just 5 properties within Homeless HAP rates for singles.
- There were 3 properties available to rent within standard HAP limits for a couple. 54 properties were available within homeless HAP rates for couples, down from 69 properties in March.
- No properties were available to rent within HAP limits for a couple/one parent and one child in. 93 properties in this category were available within Homeless HAP limits, down from 128 in March.
- No properties were available to rent within standard HAP limits for a couple/one parent and two children across the three days of this study. 11 properties in this category were available within Homeless HAP limits, down from 145 properties in March.
- Rents in Dublin City Centre ranged from €750 to €6500 for one-bedroom properties available, with a median of €1570.
- Rents in Dublin City Centre ranged from €1400 to €4900 for two-bedroom properties available,

with a median rate of €2000.

- Rents in Dublin City Centre ranged from €2000 to €7500 for three-bedroom properties available, with a median of €3000 over the three days.
- According to daft.ie, rents in Dublin City Centre fell 6.5% in the year to Q1 2021.<sup>18</sup>

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<sup>18</sup> 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: 21/06	No of properties: 0 Homeless HAP 50%: 38	-No of properties: 24 (24 all included in single category) -Homeless HAP 50%: 99 (14 included in single category)	No of properties: 1 Homeless HAP 50%: 111	-No of properties: 1 (1 included in 2 child category) -Homeless HAP 50%: 127 (111 in 1 child category)
Day two: 22/06	No of new properties: 0 Homeless HAP 50%: 4	-No of new properties: 4 (4 included in single) - Homeless HAP 50%: 3	No of new properties: 0 Homeless HAP 50%: 3	-No of new properties: 0 -Homeless HAP 50%: 3 (3 included in 1 child category)
Day three: 23/06	No of new properties: 0 Homeless HAP 50%: 6	-No of new properties: 5 (5 included in single) -Homeless HAP 50%: 7 (1 included in single)	No of new properties: 0 Homeless HAP 50%: 10	-No of new properties: 0 -Homeless HAP 50%: 11 (10 included in one child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 48 Total: 48	Standard Rate: 33 Homeless HAP: 109 Total: 142	Standard Rate: 1 Homeless HAP: 124 Total: 125	Standard Rate: 1 Homeless HAP: 141 Total: 142
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 425 (433 - 8 students).	200 One beds: €2025 - €693, Median €1,300 172 Two beds €2,800 - €1150, Median €1,800 57 Three beds €3,600 - €1,675, Median €2,400			
Day two: 423 (431 - 8 students).	196 One beds: €2025 - €693, Median €1,300 166 Two beds €2,800 - €1150, Median €1,800 57 Three beds €3,600 - €1,675, Median €2,400			
Day three: 430 (438- 8 students).	199 One beds: €2025 - €693, Median €1,300 168 Two beds €2,800 - €1150, Median €1,800 59 Three beds €3,600 - €1,675, Median €2,400			
<b>Total HAP</b>	<b>284</b>			

## Dublin City North Summary

- There was an average of 431 properties available to rent in Dublin City North over the study period. This represented a 13.4% decrease on the 498 properties in March.
- Of those, 284 properties were available in at least one household category under either standard or discretionary HAP, a decrease on the 328 properties available in the March study.
- There were no properties available to rent within standard HAP limits for a single person, and 48 properties within homeless HAP limits, an increase from 44 properties within Homeless HAP limits in March.
- 33 properties were available to rent within standard HAP limits for a couple. 109 properties in this category were available within Homeless HAP limits.
- Just one property was available within standard rates for families with one child, and a further 124 properties within homeless HAP rates.
- Just one property was available to rent within HAP limits for a couple/one parent and two children. a further 141 properties in this category were available within Homeless HAP limits, down from 191 properties in the March study.
- Rents in Dublin City North ranged from €693 to €2025 for one-bedroom properties available, with a median rate was €1300 over the three days.

- Rents in Dublin City North ranged from €1150 to €2,800 for two-bedroom properties available, with a median of €1800.
- Rents in Dublin City North ranged from €1,675 to €3,600 for three-bedroom properties available, with a median rate was €2400 over the three days.
- According to daft.ie, rents decreased by 1.7% in Dublin City North and 0.9% in North County Dublin in the year to Q1 2021.<sup>19</sup>

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<sup>19</sup> 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: 21/06	No of properties: 0 Homeless HAP 50%: 22	No of properties: 15 (all included in single) Homeless HAP 50%: 114 (7 included in single category)	No of properties: 1 Homeless HAP 50%: 131	No of properties: 1 (1 included in 1 child) Homeless HAP 50%: 162 (131 included in 1 child category)
Day two: 22/06	No of new properties: 0 Homeless HAP 50%: 2	No of new properties: 2 (2 included in single) Homeless HAP 50%: 6	No of new properties: 0 Homeless HAP 50%: 12	No of new properties: 0 Homeless HAP 50%: 16 (12 included in one child category)
Day three: 23/06	No of new properties: 0 Homeless HAP 50%: 1	No of new properties: 1 (1 included in single) Homeless HAP 50%: 4	No of new properties: 0 Homeless HAP 50%: 14	No of new properties: 0 Homeless HAP 50%: 15 (14 included in one child category)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP: 25 Total: 25	Standard Rate: 18 Homeless HAP: 124 Total: 142	Standard Rate: 1 Homeless HAP: 157 Total: 158	Standard Rate: 1 Homeless HAP: 193 Total: 194
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 860 (865 – 5 students)	353 One beds: €3900 - €800, Median: €1,495 383 Two beds €7,000 - €1,250, Median: €2000 101 Three beds €6500 - €1,816, Median: €2750			
Day two: 859 (8654 – 5 students)	345 One beds: €3900 - €800, Median: €1,495 383 Two beds €7,000 - €1,250, Median: €2000 107 Three beds €6500 - €1,816, Median: €2750			
Day three: 857 (862 – 5 students)	353 One beds: €3900 - €800, Median: €1,495 383 Two beds €7,000 - €1,250, Median: €2000 101 Three beds €8500 - €1,816, Median: €2750			
<b>Total HAP</b>	<b>423</b>			

## Dublin City South Summary

- There was an average of 858 properties available to rent in Dublin City South over the study period. This represents a 23% decrease on the 1123 properties available in the March study.
- Of those 858 properties, 423 properties fit into at least one HAP category across the households, down 15on the 471 properties within a HAP category in the March study.
- There were 25 properties available to rent within HAP limits for a single person. All of those properties required Homeless HAP.
- 18 properties were available to rent within standard HAP limits for a couple. A further 124 properties in this category were available within Homeless HAP limits, significantly down from 163 in the March Study.
- Just one property was available to rent within HAP limits for a couple/one parent and one child. 157 properties in this category were available within Homeless HAP limits.
- Just one property was available to rent within HAP limits for a couple/one parent and two children across the three days of this study. 193 properties in this category were available within Homeless HAP limits, down from just 293 properties in March.
- Rents in Dublin City South ranged from €800 to €3900 for one-bedroom properties available, with a median rate was €1,495 over the three days.
- Rents in Dublin City South ranged from €1,250 to €7,000 for two-bedroom properties

available, with a median rate of €2000.

- Rents in Dublin City South ranged from €1,816 to €8500 for three-bedroom properties available, with a median rate of €2,750 over the three days.
- According to daft.ie, rents decreased in Dublin South City by 3.7% and in South County Dublin by 1.2% in the year to Q1 2021.<sup>20</sup>

## 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: 21/06	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 Discretion 20%: 4	No of properties: 2 (2 in one child category) Discretion 20%: 11 (3 in one child)
Day two: 22/06	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 1	No of new properties: 0 Discretion 20%: 1 (included in one child)
Day three: 23/06	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 0	No of new properties: 0 Discretion 20%: 2	No of new properties: 0 Discretion 20%: 5 (2 included in one child)
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 1 Discretion: 7 Total: 8	Standard Rate: 2 Discretion: 17 Total: 19
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 25 (26- 1 students)	4 one bed: €1200- €805, Median: €927 11 two beds: €1,450 - €900, Median: €1,200 7 three beds: €1400 - €1200, Median: €1,250			
Day two: 27 (28- 1 students)	3 one bed: €1200- €805, Median: €855 13 two beds: €1,450 - €900, Median: €1,200 7 three beds: €1400 - €1200, Median: €1,250			
Day three: 31 (32- 1 students)	2 one bed: €855- €805. 17 two beds: €1,400 - €900, Median: €1,200 9 three beds: €1500 - €1200, Median: €1,300			
<b>Total HAP</b>	<b>19</b>			

### Dundalk Summary

- There was an average of 28 properties available to rent in Dundalk during this study period, a decrease from 42 properties in March.
- 19 of those properties fit into at least one HAP category across the four households, up from 17 properties in March.
- 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 8 properties available to rent within HAP limits for a couple/one parent and one child. 7 of these required the discretionary HAP.
- There were 19 properties available to rent within standard HAP limits for a couple/one parent and two children. 17 of these required the 20% discretionary HAP.
- Rents in Dundalk ranged from €805 to €1200 for a one-bedroom property, with a median of €927.
- Rents in Dundalk ranged from €900 to €1,450 for the two-bedroom properties available. The median rent over three days ranged from €1200.
- Rents in Dundalk ranged from €1200 to €1500 for three-bedroom properties available, with a median rate of €1,250 to €1300 over the three days.
- According to daft.ie, rents increased in Louth by 4.7% in the year up to Q1 2021.<sup>21</sup>

<sup>21</sup> Ibid 19

## 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: 21/06	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: 22/06	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: 23/06	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 1 with 50% uplift	0	1	1	2 (1 included in one child)
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 24 (28. 4 student)	5 one beds: €3200 - €950 median €1150 9 two beds: €2,200 - €1,250, Median: €1,500 5 three beds: €2825 - €1,500, Median: €2400			
Day two: 24 (28. 4 student)	5 one beds: €3200 - €950 median €1150 9 two beds: €2,200 - €1,250, Median: €1,500 5 three beds: €2825 - €1,500, Median: €2400			
Day three: 28 (32. 4 student)	6 one beds: €3200 - €820 median €1150 9 two beds: €2,200 - €1,250, Median: €1,500 7 three beds: €2825 - €1,500, Median: €2400			
<b>Total HAP</b>	<b>0</b>			

## Galway City Centre Summary

- There was an average of 25 properties available to rent in Galway City Centre<sup>22</sup> over the study period, a 62% drop on the 65 properties available in the March study.
- There were no properties that fit into any HAP categories.
- When a 50% uplift in the HAP rate was applied, 3 properties within HAP rates were identified.
- Rents in Galway City Centre ranged from €820 to €3200 for one-bedroom properties available. The median rent for one-bedroom properties over three days was €1150.
- Rents in Galway City Centre ranged from €1250 to €2,200 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 €1,500 to €2825 for three-bedroom properties available. The median rent for three-bedroom properties over three days was €2400.
- According to daft.ie, rents in Galway City have increased 6.1% in the year to Q1 2021.<sup>23</sup>

<sup>22</sup> The definition 'Galway City Centre' refers to the search parameters used by Daft.ie that also includes the wider Galway City area.

<sup>23</sup> 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 36 (38 – 2 students)	4 one beds: €1,192 - €800, median: €887 12 two beds: €1800 - €1115, Median: €1,450 7 three beds: €1950 - €1,075, Median: €1,400			
Day two: 36 (38 – 2 students)	3 one beds: €1,192 - €800, median: €887 12 two beds: €1800 - €1200, Median: €1,450 7 three beds: €1950 - €1,075, Median: €1,400			
Day three: 33 (35 – 2 students)	3 one beds: €1,192 - €800, median: €885 11 two beds: €1800 - €1126, Median: €1,450 6 three beds: €1950 - €1,075, Median: €1,400			
<b>Total HAP</b>	<b>0</b>			

## Galway City Suburbs Summary

- There was an average of 35 properties available to rent in Galway City Suburbs<sup>24</sup> over the study period, a decrease on the 51 in March.
- Of the 35 properties, none were available within either standard or discretionary HAP limits in any of the four household categories.
- Rents in Galway City Suburbs ranged from €800 to €1,192 for one-bedroom properties available, with a median rent was €887 over the three days.
- Rents in Galway City Suburbs ranged from €1115 to €1800 for two-bedroom properties available. The median rent over three days was €1,450.
- Rents in Galway City Suburbs ranged from €1,075 to €1950 for three-bedroom properties available. The median rent over three days was €1400.
- According to daft.ie, rents in Galway City have increased 6.1% in the year to Q1 2021.<sup>25</sup>

<sup>24</sup> The definition 'Galway City Suburbs' refers to the search parameters used by Daft.ie.

<sup>25</sup> 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: 21/06	No of properties: 0 Discretion 20%: 0	No of properties: 1 Discretion 20%: 4	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1 (included in one child)
Day two: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretion: 0 Total: 0	Standard Rate: 1 Discretion: 4 Total: 5	Standard Rate: 0 Discretion: 1 Total: 1	Standard Rate: 0 Discretion: 1 Total: 1
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 63 properties	15 one beds: €1,550 - €750 median €1000 23 two beds: €2050 - €1080, Median: €1,498 14 three beds: €2400 - €1,483, Median: €1,700			
Day two: 67 properties	17 one beds: €1,550 - €750 median €1000 24 two beds: €2050 - €1080, Median: €1,498 15 three beds: €2400 - €1,483, Median: €1,700			
Day three: 72 properties	19 one beds: €1,550 - €750 median €1000 28 two beds: €2050 - €1080, Median: €1,498 13 three beds: €2400 - €1,483, Median: €1,700			
<b>Total HAP</b>	<b>6</b>			

## Kildare (Selected Areas) Summary

- There was an average of 67 properties available to rent across Kildare (selected areas) during this study period. This is a decrease from the 70 properties recorded in the March study.
- Of the 67 properties, 6 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 standard HAP limits for a couple/one parent and one child over the study period, with one property available within the discretionary rate.
- There were no properties available within HAP limits for a couple/one parent and two children during this study period. One property was available within discretionary limits.
- Rents in Kildare (selected areas) ranged from €750 to €1,550 for one-bedroom properties available on the dates surveyed. The median rent over three days was €1000.
- Rents in Kildare (selected areas) ranged from €1080 to €2,050 for the two-bedroom properties available. The median rent over three days was €1,498.
- Rents in Kildare (selected areas) ranged from €1,483 to €2400 for three-bedroom properties available, with a median of €1,700 over the three days.
- According to daft.ie, rents in Kildare increased by 6.3% in the year to Q1 2021.<sup>26</sup>

<sup>26</sup> Ibid 19

## 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 5 properties	0 one beds. 2 two beds: €720 - €575. 0 three beds.			
Day two: 4 properties	0 one beds. 2 two beds: €720 - €575. 0 three beds.			
Day three: 5 properties	0 one beds. 2 two beds: €720 - €575. 0 three beds.			
<b>Total HAP</b>	<b>0</b>			

### Co. Leitrim Summary

- There was an average of 5 properties available to rent in Co. Leitrim over this three-day snapshot study period, a decrease on the 13 properties available in the March study.
- None of these properties came within a HAP rate for singles, couples or families.
- There were no one bedroom properties available at any price in Leitrim.
- Rents in Co. Leitrim ranged from €575 to €720 for the two-bedroom properties available.
- There were no three bedroom properties available at any price in Leitrim.
- According to daft.ie, rental prices in Leitrim have increased 8.1% in the year to Q1 2021.<sup>27</sup>

<sup>27</sup> 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: 21/06	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: 22/06	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: 23/06	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 1 50% uplift	0	0	1	1 (included in one child)
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 18	3 One beds: €1100- €750. Median: €950 7 Two beds: €1500 - €935 median: €1,250 5 three beds: €2,500- €1,125. Median: €1,600			
Day two: 17	3 One beds: €1100- €750. Median: €950 8 Two beds: €1500 - €935 median: €1,250 4 three beds: €2,500- €1,125. Median: €1,600			
Day three: 20	3 One beds: €1100- €750. Median: €950 9 Two beds: €1500 - €935 median: €1,250 4 three beds: €2,500- €1,125. Median: €1,600			
<b>Total HAP</b>	<b>0</b>			

## Limerick City Centre Summary

- There was an average of 18 properties available to rent in Limerick City Centre over the three days of this snapshot study. This is a decrease on the 41 properties available in the March study.
- There were no properties available within either standard or discretionary HAP limits in Limerick City Centre.
- If a 50% uplift in HAP rates is applied, there was one property available within HAP rates, coming under both one child and two child rates.
- 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 €750 to €1100 for the one-bedroom properties available. The median rent in this category was €950 over the three days.
- Rents in Limerick City Centre ranged from €935 to €1500 for the two-bedroom properties available. The median rent in this category was €1250.
- Rents in Limerick City Centre ranged from €1125 to €2500 for three bed properties, with a median price was €1,600.
- According to daft.ie, rental prices for Limerick City increased 6.3% in the year to Q1 2021.<sup>28</sup>

<sup>28</sup> 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 9 (12- 3 student)	1 one beds €895. 2 two beds: €1,300 - €1150. 2 three beds: €1800 - €1500.			
Day two: 8 (11- 3 students)	1 one beds €895. 3 two beds: €1,300 - €1150. Median €1300. 1 three beds: €1500.			
Day three: 9 (12- 3 students)	2 one beds €950- €895. 4 two beds: €1,300- €900. Median €1150. 1 three beds: €1500.			
<b>Total HAP</b>	<b>0</b>			

## Limerick City Suburbs Summary

- There was an average of 9 properties available to rent in Limerick City Suburbs over the three days. This was a major decrease on the 27 properties available in the March study.
- There were no properties available within standard or discretionary HAP limits across the four categories.
- Rents in Limerick City Suburbs for one-bedroom properties ranged from €895 to €950.
- Rents in Limerick City Suburbs ranged from €900 to €1300 for the two-bedroom properties available. the median rent in this category ranged from €1150 to €1300 over the three days.
- Rents in Limerick City Suburbs ranged from €1500 to €1800 for the three-bedroom properties available.
- According to daft.ie, rental prices for Limerick City increased 6.3% in the year to Q1 2021.<sup>29</sup>

<sup>29</sup> 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 2 properties.	0 one beds, 0 two beds. 2 three beds. €1500 - €1300.			
Day two: 1 properties.	0 one beds, 0 two beds. 1 three beds. €1300.			
Day three: 1 properties.	0 one beds, 0 two beds. 1 three beds. €1300.			
<b>Total HAP</b>	<b>0</b>			

## Portlaoise Summary

- There was an average of 1 property available to rent in Portlaoise over the June 2021 study period, down from 2 properties in the March study.
- There were no properties available within HAP limits in Portlaoise during this study period, remaining the same since the March 2021, December 2020, September 2020, June 2020, March 2020 and December 2019 studies.
- No one bedroom properties were recorded.
- No two bedroom properties were recorded.
- The two three bedroom properties were priced €1300 to €1500.
- According to daft.ie, rental prices increased by 5.3% in Laois in the year to Q1 2021.<sup>30</sup>

<sup>30</sup> 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 17	0 one beds. 4 two beds: €900 - €720, Median: €805 9 three beds: €1200 - €900. Median €1100.			
Day two: 16.	0 one beds. 4 two beds: €900 - €720, Median: €805 8 three beds: €1200 - €900. Median €1100.			
Day three: 16.	0 one beds. 3 two beds: €900 - €720, Median: €805 8 three beds: €1200 - €900. Median €1100.			
<b>Total HAP</b>	<b>0</b>			

### Sligo Town Summary

- There was an average of 16 properties available to rent in Sligo town over the June 2021 study period. This was an increase on the 9 properties available in March 2021 study.
- Of the 16 properties, there were no properties within standard or discretionary HAP limits across the four categories.
- No one bedroom properties were recorded.
- Rents in Sligo ranged from €720 to €900 for two-bedroom properties available. The median rent over the three days was €805.
- Rents in Sligo ranged from €900 to €1,200 for three-bedroom properties available. The median rent over the three days was €1100.
- According to daft.ie, rents increased in Co. Sligo by an average of 8.4% in the year to Q1 2021.<sup>31</sup>

<sup>31</sup> 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: 21/06	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: 22/06	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: 23/06	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
<b>Total number of HAP properties over the 3 days</b>	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
<b>Total number of properties available to rent in region each day (no cost limits)</b>				
Day one: 20 (22 – 2 students).	0 one beds. 6 two beds: €1,400 - €800, Median: €975 6 three beds: €1300 - €925, Median: €1200			
Day two: 17 (19 – 2 students).	0 one beds. 4 two beds: €1,400 - €800, Median: €975 5 three beds: €1300 - €1200, Median: €1200			
Day three: 18 (20 – 2 students).	0 one beds. 4 two beds: €1,400 - €800, Median: €975 5 three beds: €1300 - €1200, Median: €1200			
<b>Total HAP</b>	<b>0</b>			

### Waterford City Centre Summary

- There was an average of 18 properties available in Waterford City Centre over the course of the three days of this snapshot study. This represents a decrease from the 23 properties in the March 2021 study.
- Of those 18 properties, no properties were available within standard or discretionary HAP limits across the four categories.
- There had been no properties available for singles, couples or families with one child in the March 2021, December 2020, September 2020, June 2020, March 2020, December 2019, July/August 2019, April 2019 and November 2018 reports.
- No one bedroom properties were recorded.
- Monthly rents in Waterford City Centre ranged from €800 to €1,400 for two-bedroom properties available. The median rent over the three days was €975.
- Monthly rents in Waterford City Centre ranged from €925 to €1,300 for three-bedroom properties available. The median rent over the three days was €1200.
- According to daft.ie, rental prices increased by 8.3% in Waterford City in the year to Q1 2021.<sup>32</sup>

<sup>32</sup> Ibid 19

## About Simon Communities

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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](http://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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