



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

HAP Performance Indicators – 2022

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Prepared by the Department of
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1 Introduction

The Housing Assistance Payment (HAP) is a form of social housing support available for people who have a long-term housing need. Any household assessed as eligible for social housing is immediately eligible for HAP. Eligible households can source their own accommodation in the private rental sector which should be within the HAP rent limits provided to them by the local authority.

At the end of 2022, over 108,700 HAP tenancies had been set-up since the scheme commenced, of which there were over 59,200 households actively in receipt of HAP support and over 31,000 separate landlords and agents providing accommodation to households supported by the scheme.

2 HAP Funding and Delivery

Year	New Households supported	Active tenancies at year end	Exchequer Allocation €M	Outturn €M
2014	485	485	0.5	0.39
2015	5,680	5,853	23.2	15.64
2016	12,075	16,493	47.7	57.69
2017	17,916	31,228	152.7	152.69
2018	17,926	43,443	301.3	276.60
2019	17,025	52,529	422.7	382.40
2020	15,885	59,821	497.7	464.65
2021	13,095	61,907	558.0	541.69
2022	8,634	59,258	585.0	538.96

Data in relation to funding provided by the State for HAP tenancies in 2019–2022, broken down by local authority area, can be found on the Department's website at this link: <https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/#housing-assistance-payment>

HAP is funded through a combination of Exchequer monies and tenant differential rents collected in respect of HAP tenancies. This breakdown of local authority funding represents the portion paid by the Department after receipt of the differential rent which is paid by the tenant to the local authority. It does not include administration costs related to the Scheme. State payments to landlords for HAP tenancies amounted to €515 million in 2022.

3 Published HAP Performance Information

This Department currently publishes statistical and performance information for a range of social housing supports on our website at:

<https://www.gov.ie/en/collection/6060e-overall-social-housing-provision/>

For HAP this information covers:

- Total Annual HAP Expenditure 2014 – 2022
- HAP Exchequer Spend Landlord Payments 2019 -2022
- HAP Quarterly Statistics in relation to new HAP tenancies being set-up by local authorities from 2014 to 2022.

4 HAP Performance Indicators

Limerick City and County Council provide a highly effective HAP transactional shared service on behalf of all local authorities. The HAP SSC manages all HAP related rental transactions for the tenant, local authority and landlord.

The below data for 2022 provides additional information on the operation and impact of HAP. It is sourced from data the HAP Shared Services Centre (SSC) provides to the Department. Data in respect of the following is provided:

- Household Composition
- Average cost of HAP tenancies
- Exits to Social Housing
- Homeless HAP Set-ups
- Use and level of HAP discretion
- Tenant differential rent collection rate

4.1 Household Composition

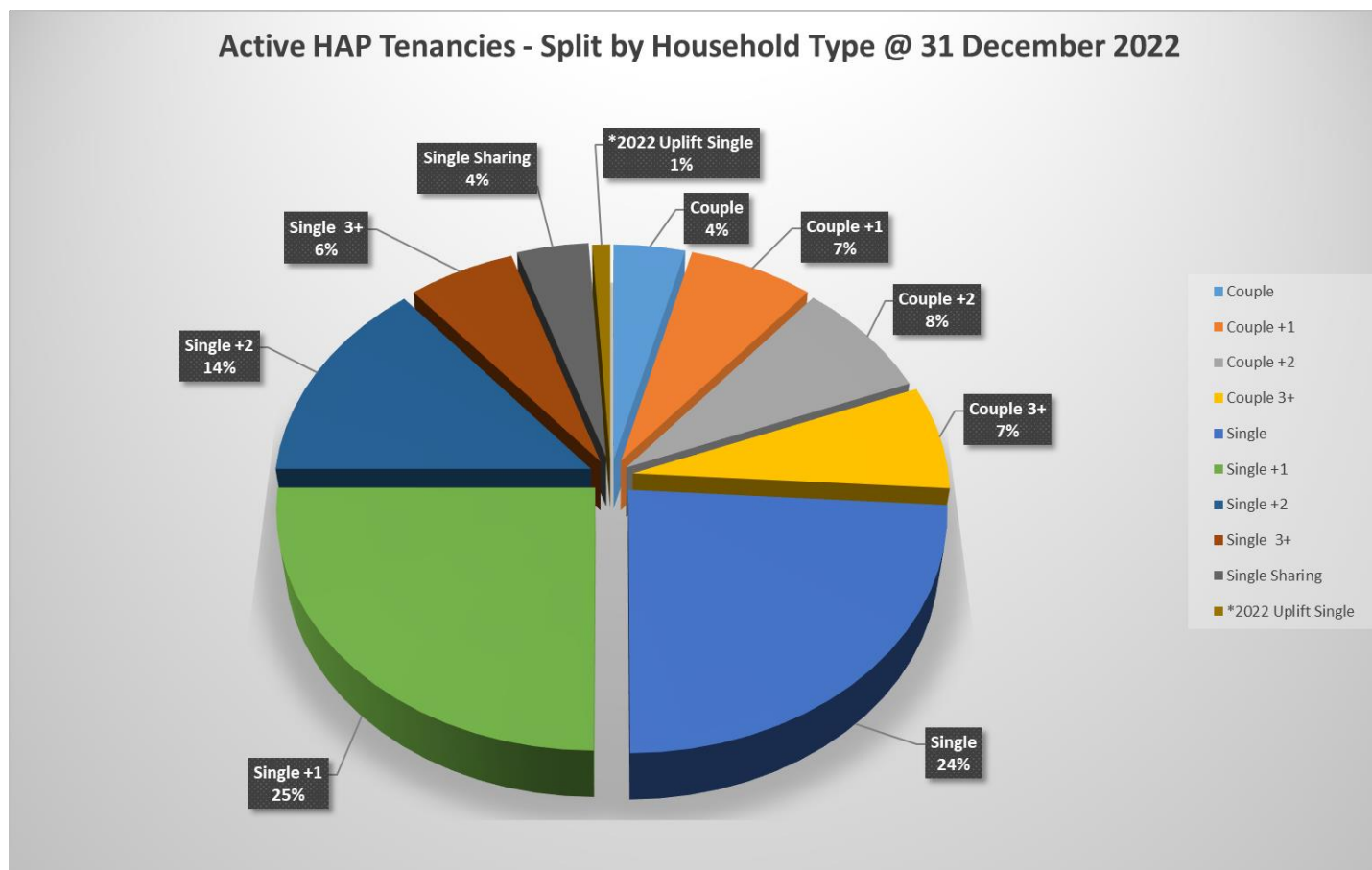
The chart and tables below show the family size or household make-up for 59,258 active HAP tenancies at end 2022.

Household Composition – 2022

Family Size/Type based on HAP Active Tenancies	% of Active HAP Tenancies	Total Active HAP Tenancies
Couple	4%	2,301
Couple +1	7%	4,030
Couple +2	8%	5,041
Couple 3+	7%	4,131
*Couple Sharing	0%	134
Single	24%	13,963
Single +1	25%	14,782
Single +2	14%	8,034
Single 3+	6%	3,538
Single Sharing	4%	2,704
*2022 Uplift Single	1%	479
*2022 Uplift Single Sharing	0%	121
Total	100%	59,258

* Additional flexibility allowing local authorities to apply a couple rate to a single person household (2022 Uplift Single / Single Sharing), where required, in recognition of the shared one-bed need. This will apply to new tenancies only.

Household Composition



* Graph excludes Family Compositions at 0% (see table above).

- New Family Compositions introduced on July 11 2022.
- Additional flexibility allowing local authorities to apply a couple rate to a single person household (2022 Uplift Single / Single Sharing), where required, in recognition of the shared one-bed need. This will apply to new tenancies only.

4.2 Average Cost of HAP Tenancies

HAP is funded through a combination of Exchequer monies and tenant differential rents collected in respect of HAP tenancies.

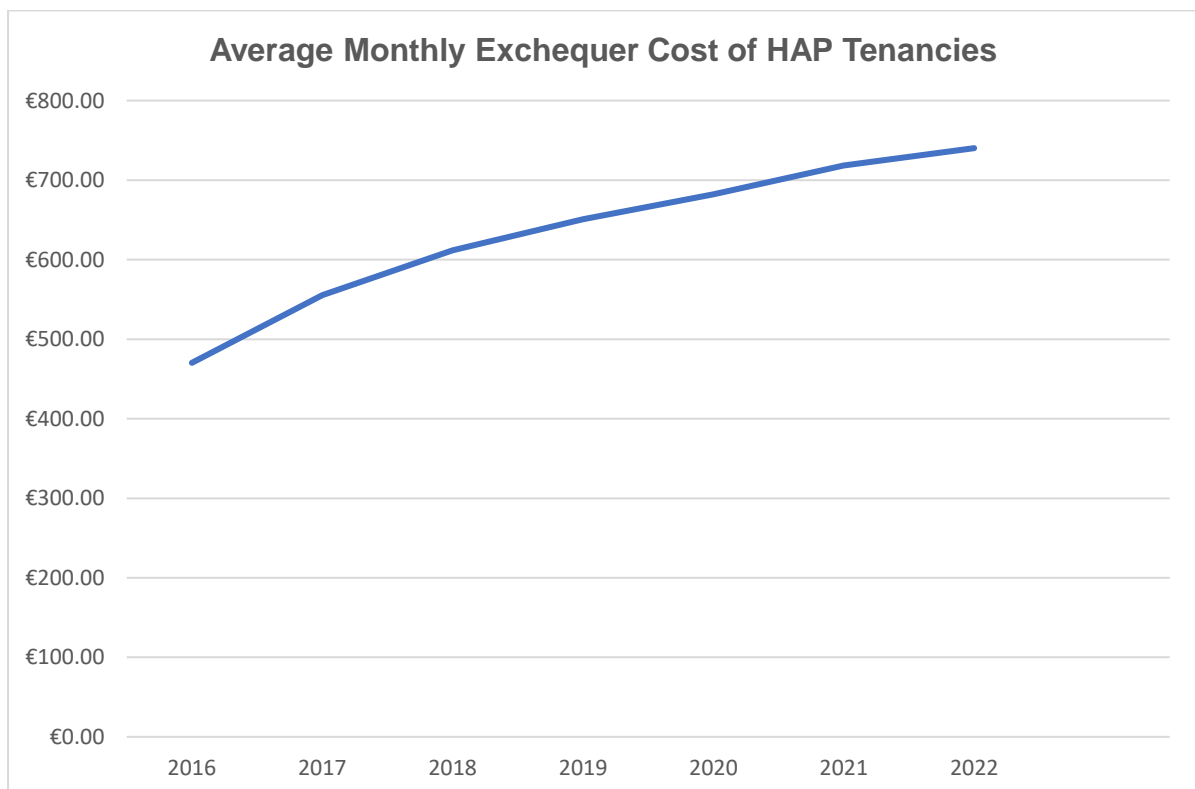
The monthly gross average cost per HAP tenancy at end 2022 is €947.33.

The monthly average cost per HAP tenancy funded by the Exchequer i.e. net of average differential rent, is €740.21.

The chart and table below shows monthly average cost per HAP tenancy funded by the Exchequer from 2016 to Q4 2022.

Average Monthly Exchequer Cost of HAP Tenancies

	2016	2017	2018	2019	2020	2021	2022
Avg Cost of HAP Tenancies	€470.28	€555.56	€611.80	€650.68	€682.33	€718.56	€740.21



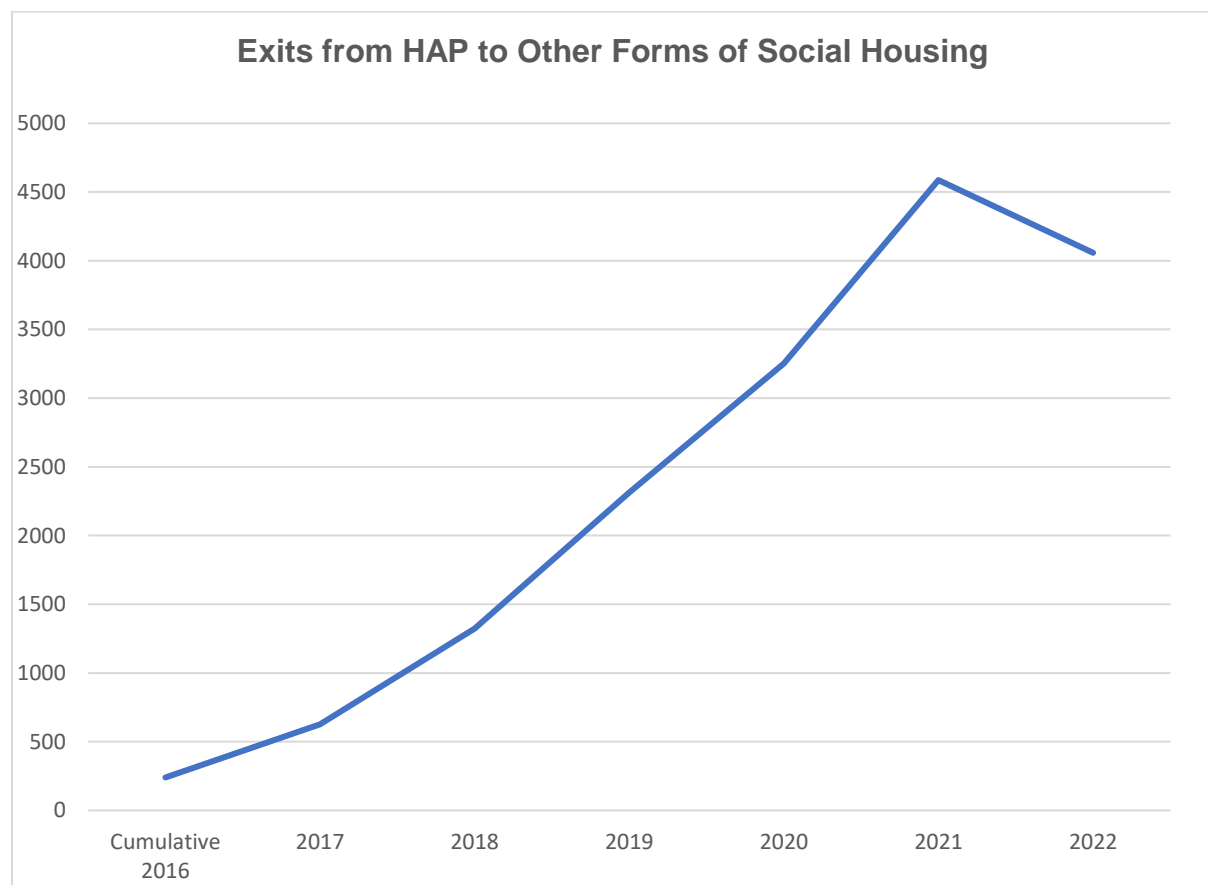
4.3 Exits to Social Housing

At end 2022, 16,401 households had moved from HAP to other forms of local authority social housing since the HAP scheme commenced in 2014. 4,058 of these households moved from HAP to social housing in 2022.

The chart and table below shows the number of households that moved from HAP to other forms of local authority social housing from 2016 to 2022.

Exits from HAP to Other Forms of Social Housing

Reasons for Cessation of HAP Tenancy	Cumulative 2016	2017	2018	2019	2020	2021	2022
Social Housing	240	627	1,322	2,314	3,253	4,587	4,058



4.4 Homeless HAP Set-ups

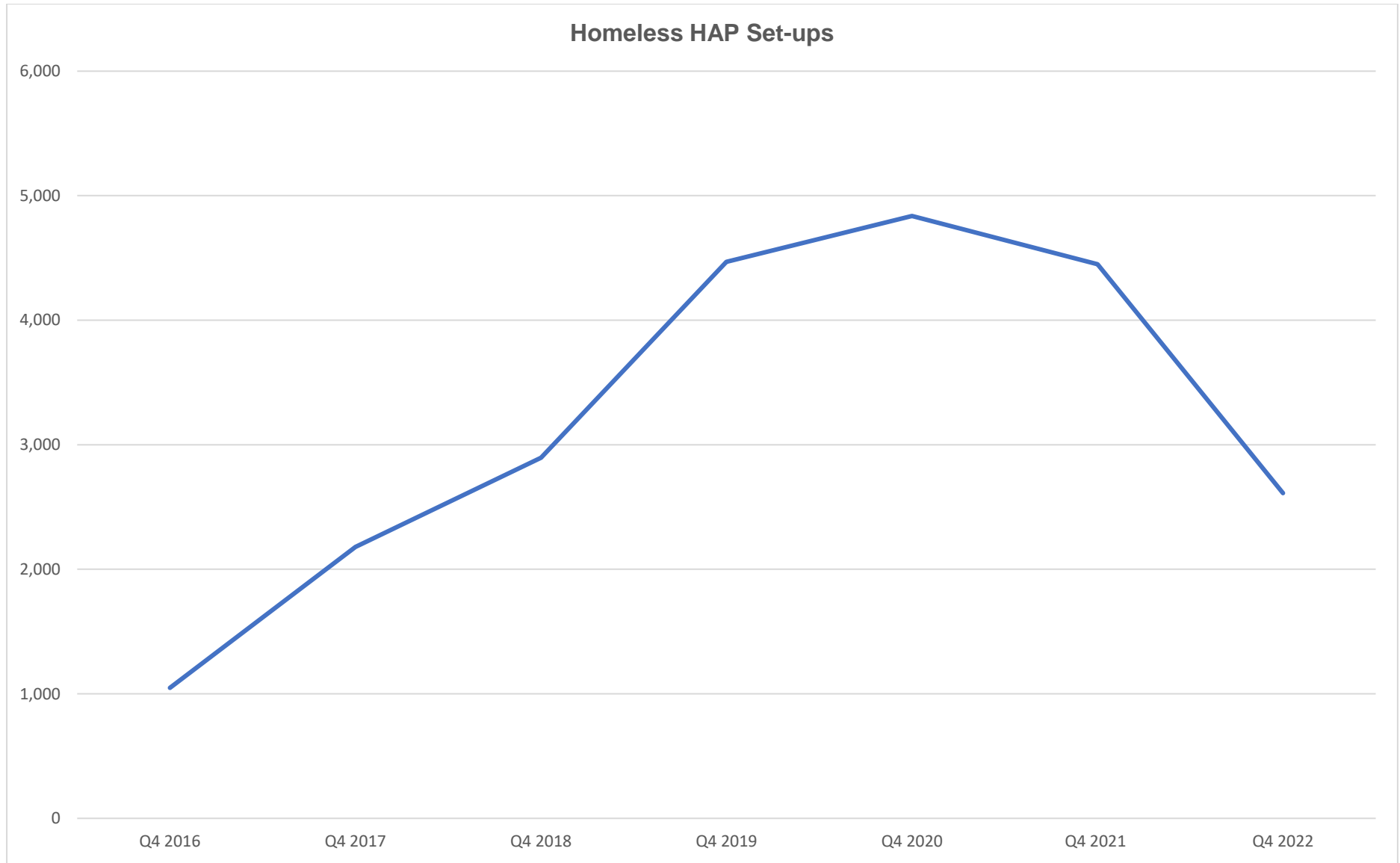
Additional supports are available under HAP for homeless households or households at risk of homelessness nationwide. While eligible households or individuals may source accommodation for themselves under the Homeless HAP scheme, a dedicated resource, the Place Finder Service, has been established nationwide to provide assistance.

The Place Finder service assists households in or at immediate risk of homelessness primarily by providing access to deposits and advance rental payments. These elements are the core financial supports and are available to prospective tenants in all local authority areas.

From 2016 up to the end of 2022, 22,488 Homeless HAP tenancies were set up across all 31 local authorities. In 2022 at end Q4 2,612 Homeless HAP tenancies were set up. The chart and table below shows the number of households in or at immediate risk of homelessness that moved into HAP tenancies from 2016 to Q4 2022.

Homeless HAP Set-ups

	2016	2017	2018	2019	2020	2021	2022
HHAP Set-ups	1,048	2,179	2,895	4,468	4,837	4,449	2,612



4.5 Use and level of HAP discretion

Since 11 July 2022, there has been an increase from 20% to 35% for local authority discretion to pay above maximum HAP rent limits and for new tenancies to extend the couple's rate to single persons households.

Up to 50% discretion is available in the case of homeless households in the Dublin region. The additional discretion available to homeless households recognises the difficulty this cohort of households face in sourcing and securing properties in a highly competitive rental market. The Dublin Regional Homeless Executive (DRHE) is operating the HAP Homeless Place Finder Service on behalf of the four Dublin local authorities.

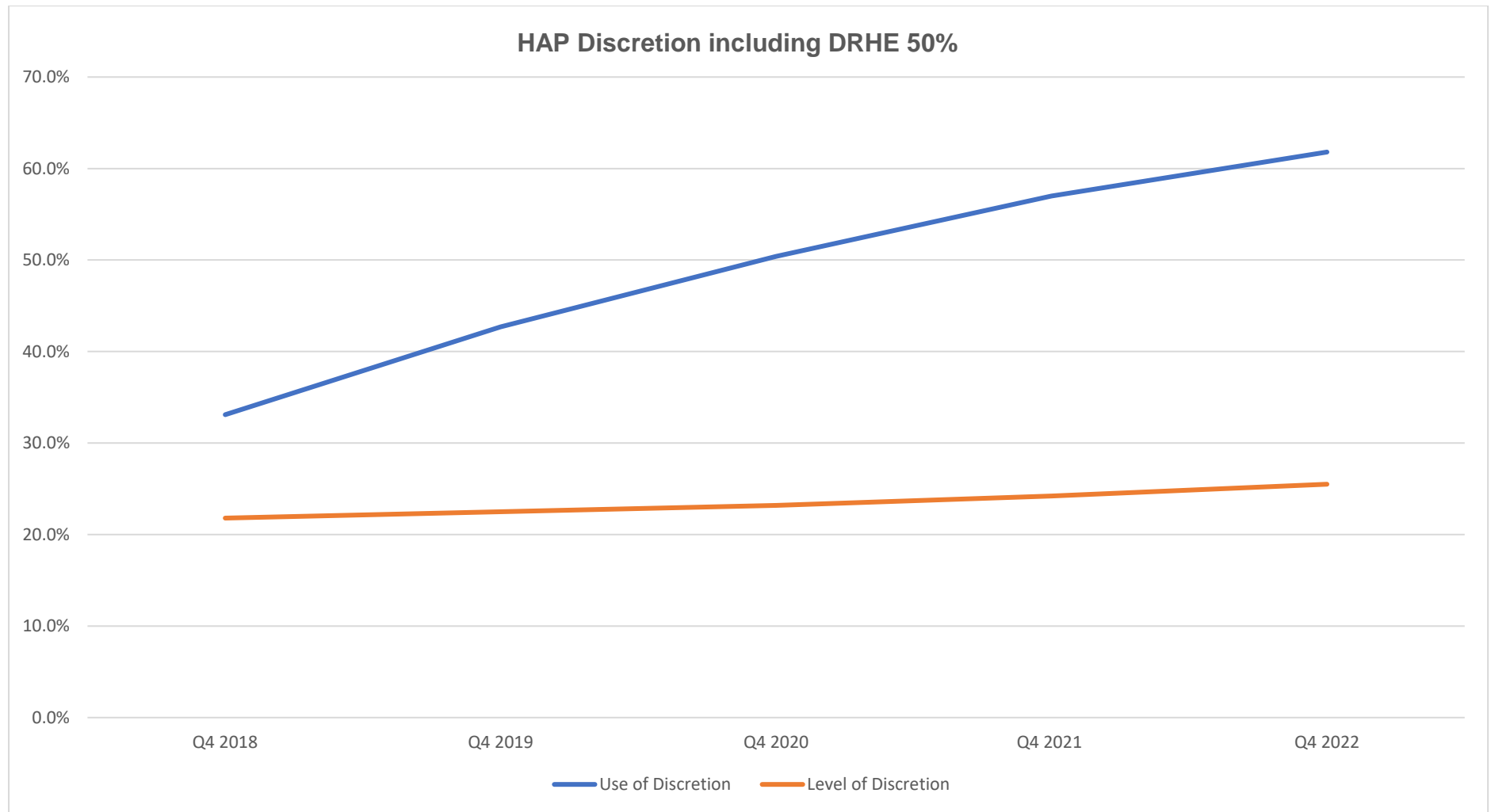
The charts and tables below show the use of discretion which is what percentage of households are receiving additional discretion and level of discretion which is the average rate of discretion received by households. This information is shown both including and excluding HAP tenancies set-up by DRHE as those tenancies can receive a higher rate of discretion than is generally available under the HAP scheme. The period covered is 2018 to 2022.

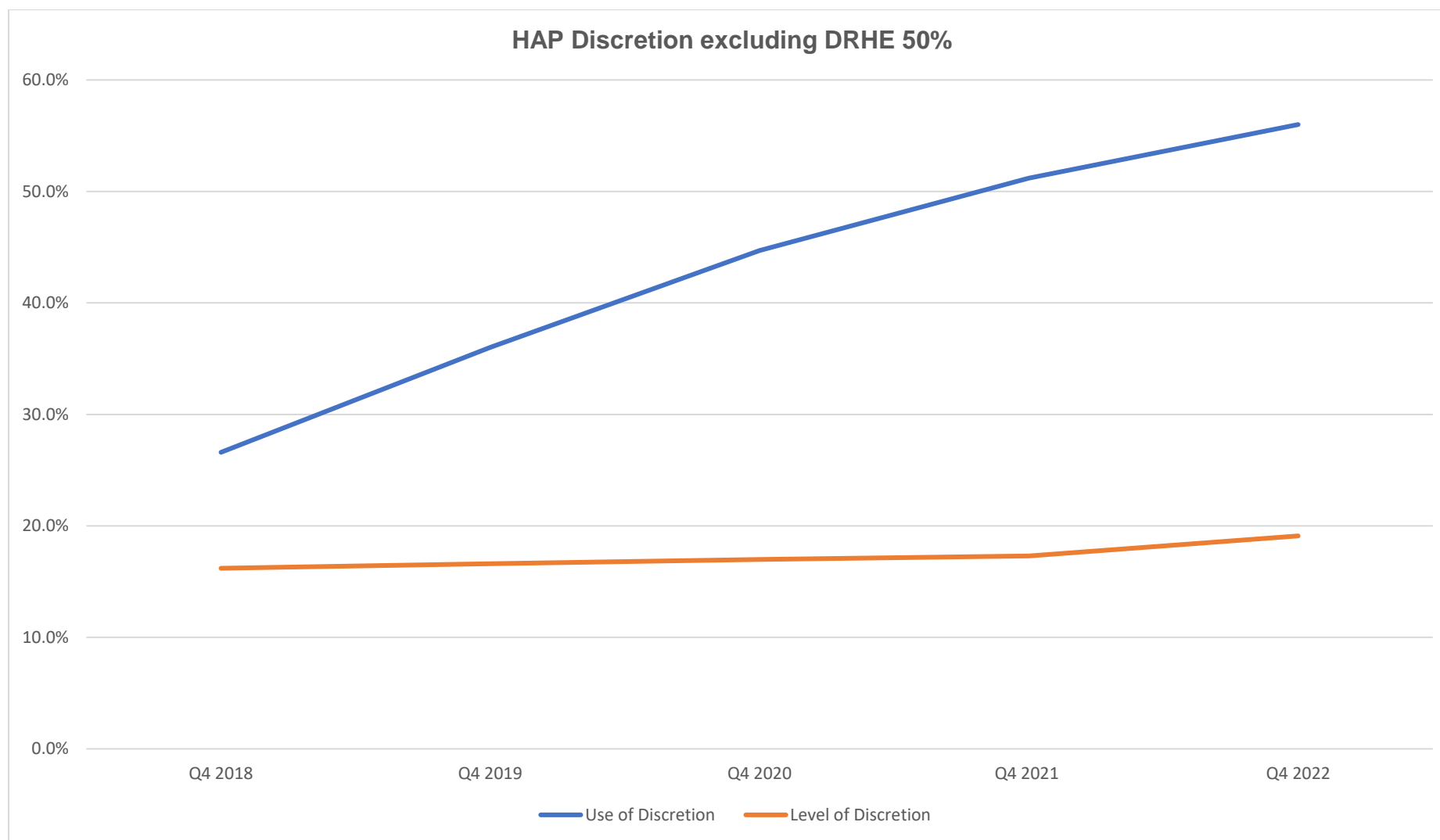
HAP Discretion including DRHE 50%

	2018	2019	2020	2021	2022
Use of Discretion	33.1%	42.7%	50.4%	57.0%	61.8%
Level of Discretion	21.8%	22.5%	23.2%	24.2%	25.5%

HAP Discretion excluding DRHE 50%

	2018	2019	2020	2021	2022
Use of Discretion	26.6%	36.0%	44.7%	51.2%	56.0%
Level of Discretion	16.2%	16.6%	17.0%	17.3%	19.1%





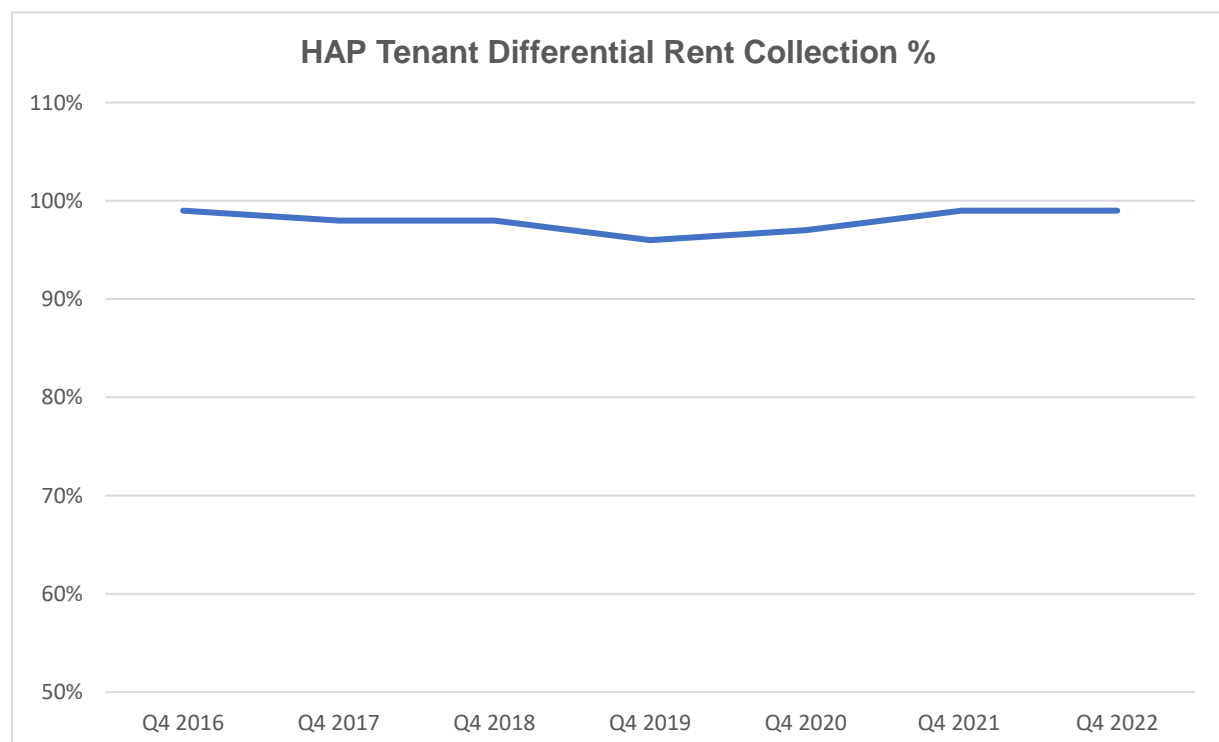
4.6 Tenant differential rent collection rate

Tenants in the HAP scheme are required to sign a rent contribution agreement to pay a weekly rental contribution to the relevant local authority, in line with the local authority's differential rent scheme. As set out in the rent contribution agreement, this weekly rental contribution must be paid by them so that they remain eligible for the HAP scheme.

In 2022 there was a 99% collection rate for HAP tenant differential rent. The chart and table below shows the differential rent collection rate for households in HAP from 2016 to Q4 2022.

HAP Tenant differential rent collection rate

	2016	2017	2018	2019	2020	2021	2022
Tenant Rent Collection %	99%	98%	98%	96%	97%	99%	99%



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