

Monthly Report on Homelessness

In Dublin Region

This report focuses on the situation in the Dublin region (inclusive of the 4 Dublin Local Authorities) at the end of **January 2025**. There were **143** more households in emergency accommodation when compared to the previous month, with **226** more individuals. This reflects an increase in families and an increase in single adult households. This follows the annual/seasonal pattern of lower numbers in December followed by higher numbers in January.

*Number of individuals in Emergency Accommodation in the **Dublin Region** – from January 2024 to January 2025, as published nationally:*

Month	Families	Adults in Families	Children	Singles	Total Adults	Total Individuals	Total Households
Jan 2025	1,507	2,649	3,415	4,848	7,497	10,912	6,355
Dec 2024	1,467	2,575	3,366	4,745	7,320	10,686	6,212
Nov 2024	1,524	2,661	3,475	4,789	7,450	10,925	6,313
Oct 2024	1,512	2,632	3,448	4,756	7,388	10,836	6,268
Sep 2024	1,499	2,587	3,388	4,726	7,313	10,701	6,225
Aug 2024	1,467	2,544	3,273	4,664	7,208	10,481	6,131
July 2024	1,488	2,564	3,289	4,634	7,198	10,487	6,122
June 2024	1,496	2,567	3,285	4,544	7,111	10,396	6,040
May 2024	1,464	2,524	3,233	4,534	7,058	10,291	5,998
Apr 2024	1,445	2,501	3,188	4,527	7,028	10,216	5,972
Mar 2024	1,453	2,512	3,181	4,487	6,999	10,180	5,940
Feb 2024	1,457	2,516	3,165	4,419	6,935	10,100	5,876
Jan 2024	1,423	2,429	3,083	4,385	6,814	9,897	5,808

1. Family Homelessness

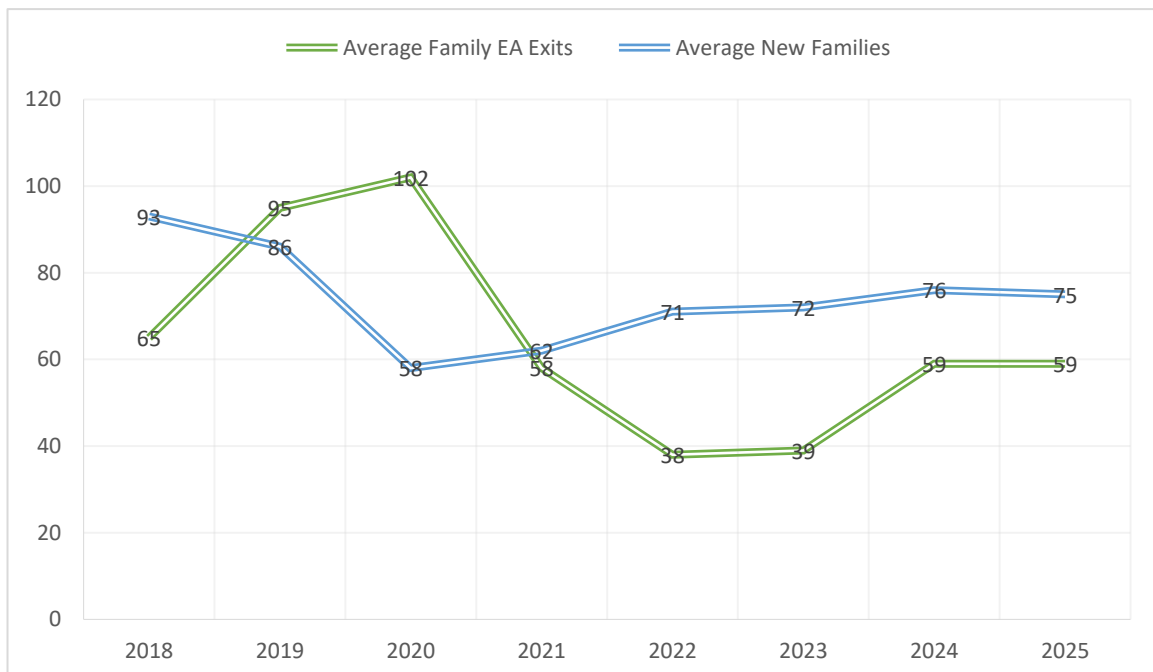
In Dublin at the end of January 2025, there were **1,507** families in emergency accommodation. This is an increase of **40** on the December 2024 number, and an increase of **84** when compared with January 2024 when there were **1,423** families in emergency accommodation. There has been a **6%** increase in the number of families in emergency accommodation in the Dublin Region in the past 12 months.

Family Households by Local Authority: DCC – 735 (49%), DLRCC – 71 (5%), FCC – 357 (24%), SDCC – 344 (23%)

The number of children residing in emergency accommodation at the end of January was **3,415**. This is an increase of **49** when compared to the December 2024 figure and **332** more than the January 2024 figure of **3,083**.

New family presentations have averaged at **75** per month for the year to date. The average number of families leaving homelessness to a tenancy is **59** per month. There is an upward trend in family presentations and in exits but there are consistently more families coming into than leaving emergency accommodation to tenancies. Exceptionally, in December more families move to tenancy than came in leading to a reduction in homelessness but this reflects an established seasonal pattern around Christmas.

Table 1: Average presentations and exits (families)



1.1. Use of Commercial Hotels

The numbers of families residing in commercial hotels has increased. By the end of January 2025, there were **418** families using commercial hotels. This represents a decrease of **5** families from **423** in December 2024 and compared with **416** in January 2024, an increase of **2** families in this type of accommodation over 12 months. The highest level was in March 2017, when the number of families in commercial hotels reached **871**. The DRHE is entering contracts with some of these facilities to reduce our vulnerability to shortages during times of peak demand.

1.2. New Family Presentations – January 2025

96 families entered emergency accommodation for the first time in January 2025. This is an increase of **54** on the number of families that entered in the previous month. The table below shows family presentations for the previous 12 months.

Jan 2024	Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
101	78	75	74	73	76	79	82	87	82	60	42

1.3. New Family Presentations – Demographic information and reasons for presentation to Homeless Services

Citizenship	Irish	EU/ EEA	Non-EU	UK	Total
January 2025	54 (56%)	20 (21%)	22 (23%)	0(0%)	96 (100%)

Below are the presenting reasons to aid understanding of the drivers of homelessness:

Family Reason for Homelessness	January 2025	%
NOTs	40	42%
Relationship breakdown parent	14	15%
Family Reunification	9	9%
Domestic Violence - Leaving Refuge	6	6%
Overcrowding	5	5%
Other : Squatting	4	4%
Newly Arrived from Abroad	3	3%
Relationship Breakdown - Partner	2	2%
Relationship Breakdown Other Family	2	2%
Family Circumstances	2	2%
Illegal Eviction	2	2%
Illegally Parked caravan	2	2%
Left Informal tenancy	1	1%
Irish Resident returning From Abroad	1	1%
Substance Misuse	1	1%
Other : Single transitioned to Family	1	1%
Other : Local Authority Eviction	1	1%
Total	96	100%

Notice of Terminations

19– Property to be sold, 3– Landlord’s own or family home, 8- Rent Arrears, 1- First Six Months, 3- Substantial Renovations, 3- Unsuitable accommodation, 1- Other (including Part 4 tenancies), 2- Breach of tenant’s responsibilities.

Presented to Local Authority: DCC – 49 (51%), DLRCC – 3 (3%), FCC – 24 (25%), SDCC –20 (21%)

1.4. Prevention – Family Homelessness

In January 2025, **75** families were prevented from entering emergency accommodation through the HHAP Scheme (**46**) and Social Housing (**29**). This prevention figure does not include tenancies protected by the (DRHE funded) Threshold Tenancy Protection Service or other prevention services.

1.5. Families – Exit to Tenancies

In January 2025, **46** families exited emergency accommodation into new tenancies. **9** moved to HAP, and **37*** to Social Housing. The table below shows family exits for the previous 12 months.

Jan 2024	Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024
43	38	80	71	50	33	66	77	51	69	55	76

**Additional social housing exits are completed by each Local Authority, under their respective Schemes of Lettings, to homeless families coming from long-term supported accommodation or from non-Section 10-funded accommodation that are not included here.*

In the first month of this year, **46** families in the Dublin Region have exited emergency accommodation to housing: Local Authority (**16**) / AHB (**21**) / HAP (**9**), The number of families moving to HAP from emergency accommodation was **9** in January, which was a decrease on the previous month.

The monthly average number of families exiting emergency accommodation to tenancies in 2024 was **59**, compared with **39** in 2023, **33** in 2022, **57** in 2021, **94** in 2020, and **95** in 2019.

1.6. Support to Families

Residents in family hubs/supported temporary accommodation receive onsite support in NGO run accommodation. Families in private operated emergency facilities (PEAs) receive in-reach housing advice/social support from NGO and DRHE teams, as well as access to services provided by the HSE and TUSLA.

2. Single Adult Homelessness

There were **4,848** single adults in emergency accommodation at the end of January 2025, which represents an increase of **103** on last month. This figure was **4,385** for January 2024. That is a **10%** increase in single adults in emergency accommodation in the Dublin Region over the past 12 months.

2.1. New Single Adult Presentations – January 2025

The number of single adults presenting as homeless and using emergency accommodation for the first time was **167** in January 2025. This represents an increase of **31** on the previous month. The table below shows the new single adult presentations over the previous 12 months.

Jan 2024	Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024
216	156	160	172	207	151	224	176	174	203	177	136

2.2. New Single Adult Presentations – Demographic Information and Reasons for Presentation to Homeless Services

Citizenship	Irish	EU/EEA	Non-EU	UK	Total
January 2025	65 (39%)	34 (20%)	58 (43%)	2 (1%)	167 (100%)

Below are the presenting reasons to aid understanding of the drivers of homelessness:

Singles - Reason for Homelessness	January 2025	%
Leaving Direct Provision	40	24%
NOTs	19	11%
Newly arrived from abroad - less than 6 months	13	8%
Relationship Breakdown - Partner	12	7%
Left Informal tenancy	12	7%
Relationship breakdown parent	11	7%
Leaving Hospital	11	7%
Rough Sleeping	9	5%
Presenting from Outside region	9	5%
Release From Prison	7	4%
Leaving Childcare Services	6	4%
Placed on Humanitarian Grounds	4	2%
Overcrowding	3	2%

Relationship Breakdown Other family	2	1%
Insufficient funds/Affordability of PR	2	1%
Family Circumstances	1	1%
Domestic Violence	1	1%
Other: Leaving Residential treatment	1	1%
Other: left without NOT	1	1%
Other: Mental Health Issues	1	1%
Other: Squatting	1	1%
Other: Surrendered LA Tenancy	1	1%
Total	167	100%

Presented to Local Authority: DCC – 112 (67%), DLRCC – 8 (5%), FCC – 21 (13%), SDCC – 26 (15%)

2.3. Prevention – Single Adult Homelessness

In January 2025, **50 single adults** were prevented from entering emergency accommodation through HAP (**36**), LTA (**5**) LA TIS (**1**) and Social Housing (**10**)*. This is additional to tenancies protected by the (DRHE funded) Threshold Tenancy Protection Service and other prevention services. In DCC, these lettings include those to Older Persons at risk of homelessness as prioritised under the changes to the adopted 2018 Allocations Policy.

2.4. Single Adult Homeless – Exit to Tenancies

54 single adults exited to tenancies in January 2025: **23** (HAP), **28** (AHB/LA)*, and **3** (LTA). The table below shows exits of single adults to tenancies for the previous 12 months.

Jan 2024	Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024
46	58	77	74	82	55	84	84	47	68	66	80

**Additional social housing exits are completed by each Local authority, under their respective Schemes of Lettings, to homeless single households coming from long-term supported accommodation or from non-Section 10-funded accommodation, that are not included here.*

The monthly average number of singles exiting emergency accommodation to tenancies in 2024 was **68**, compared with **46** in 2023, **44** in 2022, **81** in 2021, **84** in 2020, and **48** in 2020.

2.5. Housing Support Officers and Other Supports to Private Operated Facilities (PEA)

Housing Support Officers visit private emergency accommodation facilities to give housing support. In-reach health and addiction services are provided by the HSE and an integrated Care and Case Management Team is now providing case management and clinics in private emergency accommodation across the region.

3. Housing Assistance Payment Scheme (HAP)

The Homeless HAP Scheme remains an important tool in the response to homelessness. DRHE Housing Support Officers and Place-Finders, as well as NGO staff, assist households to move out of emergency accommodation or prevent them from entering in the first place. **107** new Homeless HAP tenancies were sourced in January 2025.

Breakdown of household type and previous accommodation of those accessing HHAP in January 2025:

Previous Accommodation	Singles/Couples	Families	Total
Leaving hotels/PEA	11	5	16
Leaving STA	12	4	16
Prevention/did not use EA	36	39	75
Total	59	48	107

4. Duration accessing emergency accommodation

4.1. Families – Detailed Analysis of Duration in Services

Duration in EA – January (as at 31/01/2025)	Total Families	%
24+ months	369	24%
18-24months	158	11%
12-18 months	203	14%
6-12 months	321	21%
6 months or less	445	30%
Total	1496	100%

* This figure differs to the 1,467 figure for December because it is calculated using a point in time. The monthly family figure is calculated by counting all families using emergency accommodation over the final week of each month.

When compared to January 2024, the percentage of families in the 12-18 months and 18-24 months' categories has decreased. The percentage of families in the 6-12 months and 24+ month's categories has increased and the percentage for the 6 months or less category has remained the same.

4.2. Single Adults – Duration in Services

Duration in EA – January 2025 (as at 31/01/25) One Night Only	Total Singles	%
24+ months	928	20%
18-24 month	330	7%
12-18 months	583	12%
6-12 months	924	20%
6 months or less	1,946	43%
Total	4,711	100%

5. Housing First

Housing First in the Dublin Region is provided by Peter McVerry Trust (PMVT) on behalf of the DRHE. As of the end of January 2025, there were a total of **549** active Housing First tenancies. **8** Housing First tenancies were created in January 2025: DCC – 5, FCC – 1, SDCC– 2

The service is currently being tendered by the National Housing First Office and referrals are paused for the month of January.

6. Reports/Data

Much of the data that is in this monthly report is available in a more accessible format that will better allow for an assessment of trends over time. The website data will updated monthly. [Dublin Homeless Trends - Homeless Dublin](#)

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Homeless FREEPHONE 1800 707 707; for access to Emergency Accommodation out of hours service for the Dublin Region.