

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 **February 2025**. There were **8** more households in emergency accommodation when compared to the previous month, or **36** more individuals. This reflects an increase in families and a small decrease in single adult households.

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

Month	Families	Adults in Families	Children	Singles	Total Adults	Total Individuals	Total Households
Feb 2025	1,520	2,671	3,434	4,843	7,514	10,948	6,363
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

1. Family Homelessness

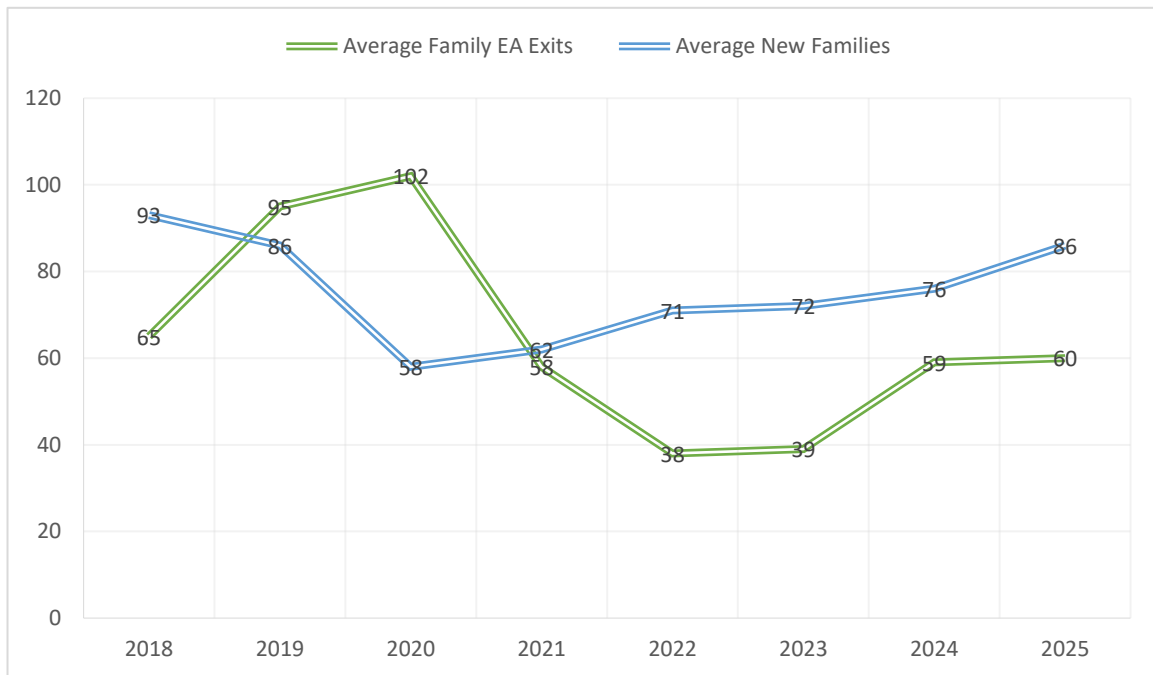
In Dublin at the end of February 2025, there were **1,520** families in emergency accommodation. This is an increase of **13** on the January 2025 number, and an increase of **63** when compared with January 2024.. There has been a **4%** increase in the number of families in emergency accommodation in the Dublin Region in the past 12 months.

Family Households by Local Authority: DCC – 764 (50%), DLRCC – 73 (5%), FCC – 357 (23%), SDCC – 326 (21%)

The number of children residing in emergency accommodation at the end of February 2025 was **3,434**. This is an increase of **19** when compared to the January 2025 figure and **269** more than in February 2024..

New family presentations have averaged at **86** per month for the first two months of **2025**. The average number of families leaving homelessness to a tenancy is **60** 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.

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 February 2025, there were **430** families using commercial hotels. This represents an increase of **12** families from January 2025 and compared with **437** in February 2024, a decrease of **7** 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**.

1.2. New Family Presentations – February 2025

76 families entered emergency accommodation for the first time in February 2025. This is a decrease of **20** on the number of families that entered in the previous month. The table below shows family presentations for the previous 12 months.

Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025
78	75	74	73	76	79	82	87	82	60	42	96

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

Citizenship	Irish	EU/ EEA	Non-EU	UK	Total
February 2025	33 (43%)	23 (30%)	20 (26%)	0(0%)	76 (100%)

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

Family Reason for Homelessness	Feb-25	%
NOTs	32	42%
Relationship breakdown parent	6	8%
Overcrowding	6	8%
Family Reunification	6	8%
Domestic Violence - Leaving Refuge	5	7%
Relationship Breakdown - Partner	4	5%
Leaving Direct Provision	4	5%
Relationship Breakdown Other Family	3	4%
Family Circumstances	3	4%
Left Informal tenancy	2	3%
Newly Arrived from Abroad	1	1%
Left without NOT	1	1%

Other : Single transitioned to Family	1	1%
Other: Surrendered LA Tenancy	1	1%
Release From Prison	1	1%
Total	76	100%

Notice of Terminations

19– Property to be sold, **2**– Landlord’s own or family home, **5**- Rent Arrears, **1**- Anti- Social Behaviour, **1**- Unsuitable accommodation, **2**- Other (including Part 4 tenancies), **2**- Breach of tenant’s responsibilities

Presented to Local Authority: DCC – 44 (58%), DLRCC – 3 (4%), FCC – 11 (14%), SDCC –18 (24%)

1.4. Prevention – Family Homelessness

In February 2025, **81** families were prevented from entering emergency accommodation through the HHAP Scheme (**48**) and Social Housing (**33**). 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 February 2025, **46** families exited emergency accommodation into new tenancies. **12** moved to HAP, and **30*** to Social Housing. The table below shows family exits for the previous 12 months.

Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025
38	80	71	50	33	66	77	51	69	55	76	46

**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 two months of this year, **92** families in the Dublin Region have exited emergency accommodation to housing: Local Authority (**38**) / AHB (**29**) / HAP (**21**), The number of families moving to HAP from emergency accommodation was **12** in February, which was an increase on the previous month.

The monthly average number of families exiting emergency accommodation to tenancies in 2025 is **46**, compared with **59** on 2024, **39** in 2023, **33** in 2022, **57** in 2021, **94** in 2020, and **95** in 2019. The average for 2025 is likely to improve.

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 **4,843** single adults in emergency accommodation at the end of February 2025, which represents a decrease of **5** on last month. This figure was **4,419** for February 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 – February 2025

The number of single adults presenting as homeless and using emergency accommodation for the first time was **152** in February 2025. This represents a decrease of **15** on the previous month. The table below shows the new single adult presentations over the previous 12 months.

Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025
156	160	172	207	151	224	176	174	203	177	136	167

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

Citizenship	Irish	EU/EEA	Non-EU	UK	Total
February 2025	69 (45%)	17 (11%)	64 (42%)	2 (1%)	152 (100%)

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

Singles - Reason for Homelessness	Feb-25	%
Leaving Direct Provision	34	22%
Relationship Breakdown - Parents	16	11%
NOTs	13	9%
Rough Sleeper	13	9%
Newly Arrived From Abroad - Less than 6 Months	11	7%
Release From Prison	10	7%
Leaving Childcare Services	9	6%
Left Informal Tenancy	8	5%
Relationship Breakdown - Partner	8	5%
Leaving Hospital	4	3%
Relationship Breakdown - Other Family	4	3%

Leaving Addiction Treatment	3	2%
Overcrowding - Sofa Surfing	3	2%
Family Circumstances - House Sold	2	1%
Illegal Eviction	2	1%
Mental Health Issues	2	1%
Placed on Humanitarian Grounds	2	1%
Returning From Abroad	2	1%
Family Circumstances - Death of a Family member	1	1%
Other: Surrendered LA Tenancy	1	1%
Overcrowding	1	1%
Presenting from outside Region	1	1%
Substance Addiction	1	1%
Victim of Human Trafficking	1	1%
Total	152	100%

Presented to Local Authority: DCC – 111 (73%), DL RCC – 10 (7%), FCC – 14 (9%), SDCC – 17 (11%)

2.3. Prevention – Single Adult Homelessness

In February 2025, **55 single adults** were prevented from entering emergency accommodation through HAP (**43**), LTA (**2**) 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

57 single adults exited to tenancies in February 2025: **19** (HAP), **35** (AHB/LA)*, and **3** (LTA). The table below shows exits of single adults to tenancies for the previous 12 months.

Feb 2024	Mar 2024	April 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025
58	77	74	82	55	84	84	47	68	66	80	54

**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 2025 is **56** compared with **68** in 2024 **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. **122** new Homeless HAP tenancies were sourced in February 2025.

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

Previous Accommodation	Singles/Couples	Families	Total
Leaving hotels/PEA	11	9	20
Leaving STA	8	3	11
Prevention/did not use EA	43	48	91
Total	62	60	122

4. Duration accessing emergency accommodation

4.1. Families – Detailed Analysis of Duration in Services

Duration in EA – February (as at 28/02/2025)	Total Families	%
24+ months	384	25%
18-24months	155	10%
12-18 months	214	14%
6-12 months	329	22%
6 months or less	433	29%
Total	1515	100%

* This figure differs to the 1,507 figure for January 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 February 2024, the percentage of families in the 6 months and less 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 12 to 18 months or less category has remained the same.

4.2. Single Adults – Duration in Services

Duration in EA – February 2025 (as at 28/02/25) One Night Only	Total Singles	%
24+ months	934	20%
18-24 month	332	7%
12-18 months	598	13%
6-12 months	911	19%
6 months or less	1,946	41%
Total	4,721	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 February 2025, there were a total of **545** active Housing First tenancies. **7** Housing First tenancies were created in February 2025: DCC – 1, FCC – 1, SDCC– 5

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

Key Information

The main driver of family homelessness continues to be Notices of Termination from Private Rental and the main driver of single homelessness is leaving Direct Provision in the preceding 6 months.

Mary Hayes

Director

Dublin Region Homeless Executive (DRHE)

February 2025

Website: www.homelessdublin.ie

Dublin Region Homeless Executive (DRHE) – General Enquiries - 01 222 6611

[Dublin Homeless Trends - Homeless Dublin](#)

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