

Monthly Report to Dublin City Councillors on Homelessness

This report focuses on the situation in the Dublin region (inclusive of the 4 Dublin Local Authorities) at the end of **July 2025**. There were **55** more households in emergency accommodation when compared to the previous month, or **146** more individuals. This reflects an increase in families (+22) and an increase (+33) in single adult households.

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

Month	Families	Adults in Families	Children	Singles	Total Adults	Total Individuals	Total Households
July 2025	1,648	2,933	3,719	4,915	7,848	11,567	6,563
June 2025	1,626	2,873	3,666	4,882	7,755	11,421	6,508
May 2025	1,589	2,822	3,589	4,912	7,734	11,323	6,501
Apr 2025	1,565	2,760	3,559	4,892	7,652	11,211	6,457
Mar 2025	1,546	2,713	3,487	4,824	7,537	11,024	6,370
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

Family Homelessness

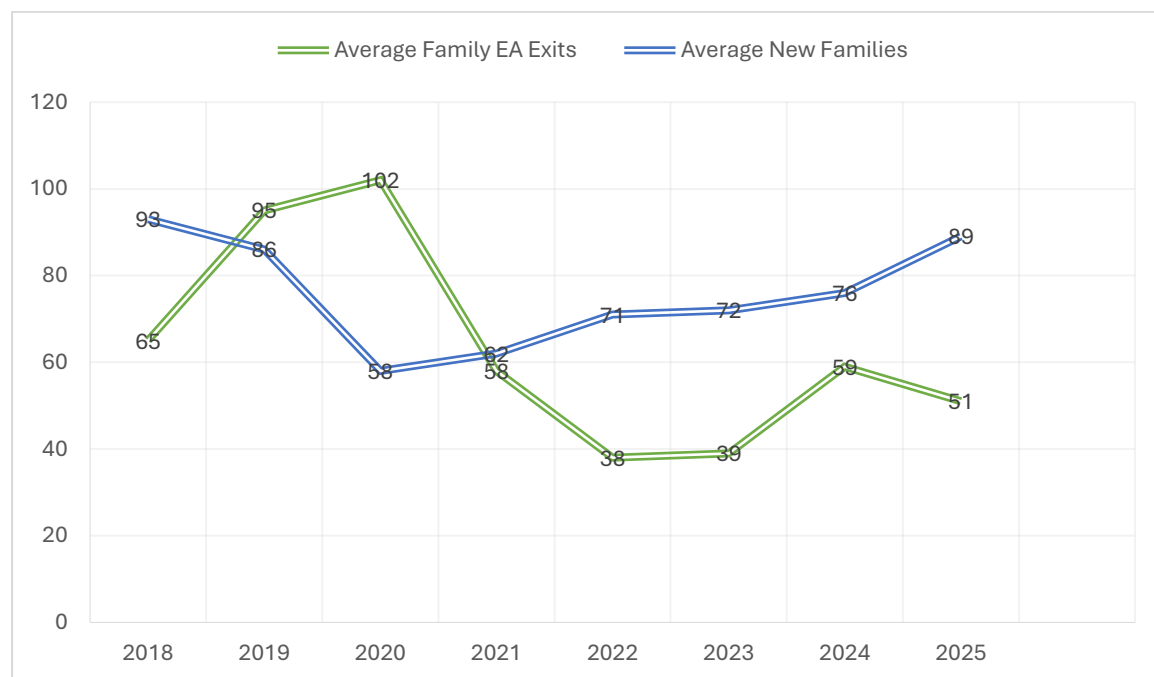
In Dublin at the end of **July 2025**, there were **1,648** families in emergency accommodation. This is an increase of **22** on the **June 2025** number, and an increase of **160** when compared with **July 2024**. There has been an **11%** increase in the number of families in emergency accommodation in the Dublin Region in the past 12 months.

Family Households by Local Authority: DCC – 850 (52%), DLRCC – 78 (5%), FCC – 370 (22%), SDCC – 350 (21%)

The number of children residing in emergency accommodation at the end of **July 2025** was **3,719**. This is an increase of **53** when compared to the **June 2025** figure and **430** more than in **July 2024**.

New family presentations have averaged at **89** per month for the first seven months of **2025**. The average number of families leaving homelessness to a tenancy is **51** per month. There is an upward trend in family presentations and there are consistently more families coming into than leaving emergency accommodation to tenancies.

Table 1: Average presentations and exits (families)



Use of Commercial Hotels

The numbers of families residing in commercial hotels has increased. By the end of **July 2025**, there were **430** families using commercial hotels. This represents an increase of **5** families from **June 2025** and compared with **476** in **July 2024**, a decrease of **46** 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 **861**.

New Family Presentations – July 2025

109 families entered emergency accommodation for the first time in **July 2025**. This is an increase of **34** on the number of families that entered in the previous month. The table below shows family presentations for the previous 12 months.

July 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	April 2025	May 2025	June 2025
79	82	87	82	60	42	96	76	89	74	103	75

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

Citizenship	Irish	EU/ EEA	Non-EU	UK	Total
July 2025	51 (47%)	19 (17%)	39 (36%)	0(0%)	109 (100%)

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

Family Reason for Homelessness	Jul-25	%
NOTs	37	34%
Leaving Direct Provision	13	13%
Relationship breakdown parent	9	8%
Family Reunification	8	7%
Other: Victim of Antisocial Behaviour	6	6%
Domestic Violence	5	4%
Domestic Violence - Leaving Refuge	5	4%
Left Informal tenancy	5	4%
Overcrowding	5	4%
Other: LA evictions	3	3%
Other: Birth of Child (Transition from Single)	2	2%
Other: Presenting from Outside Region	2	2%
Relationship Breakdown - Other Family	2	2%
Relationship Breakdown - Partner	2	2%
HSE Care - Leaving Institution	1	1%
Insufficient Funds-Loss of Employment	1	1%
Other: Left Residential Treatment	1	1%
Property Repossessed	1	1%
Returning From Abroad	1	1%
Total	109	100%

Notice of Terminations

19 - Property to be sold, 7 - Landlord's own or family home, 4 – Unsuitable accommodation, 2 – Rent arrears, 2 – Other, 1 – Landlord bankrupt receivership, 1 – Change of use, 1 – Breach of tenant responsibilities.

Presented to Local Authority: **DCC** – 56 (51%), **DLRCC** – 4 (4%), **FCC** – 25 (23%), **SDCC** – 24 (22%)

Prevention – Family Homelessness

In **July** 2025, 98 families were prevented from entering emergency accommodation through the HHAP Scheme (66) and Social Housing (32). This prevention figure does not include tenancies protected by the (DRHE funded) Threshold Tenancy Protection Service or other prevention services.

Families – Exit to Tenancies

In July 2025, **61** families exited emergency accommodation into new tenancies. **10** to HAP, and **51*** to Social Housing. The table below shows family exits for the previous 12 months

July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	April 2025	May 2025	June 2025	July 2025
66	77	51	69	55	75	46	42	52	51	48	58	61

**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 seven months of this year, **358** families in the Dublin Region have moved out of emergency accommodation to housing: Local Authority (**119**) / AHB (**153**) / HAP (**81**) / RAS (**1**) / LTA (**4**)

The monthly average number of families exiting emergency accommodation to tenancies in 2025 is **51** year to date, compared with **59** in 2024, **39** in 2023, **38** in 2022, **58** in 2021, **102** in 2020, and **95** in 2019.

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.

Single Adult Homelessness

There were **4,915** single adults in emergency accommodation at the end of July 2025, which represents an increase of **33** on last month. This figure was **4,634** for **July** 2024. That is a **6%** increase in single adults in emergency accommodation in the Dublin Region over the past 12 months.

New Single Adult Presentations – June 2025

The number of single adults presenting as homeless and using emergency accommodation for the first time was **177** in **July 2025**. This represents an increase of **16** on the previous month. The table below shows the new single adult presentations over the previous 12 months.

July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	April 2025	May 2025	June 2025	July 2025
224	176	174	203	177	136	167	152	133	188	155	161	177

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

Citizenship	Irish	EU/EEA	Non-EU	UK	Total
July 2025	88 (50%)	18(10%)	68(38%)	3 (2%)	177 (100%)

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

Singles - Reason for Homelessness	Jul-25	%
Leaving Direct Provision	39	21%
NOTs	21	11%
Relationship Breakdown - Parents	19	10%
Relationship Breakdown Partner	16	9%
Left Informal Tenancy	15	8%
Overcrowding	8	5%
Leaving HSE Childcare Services	6	4%
Release From Prison	6	4%
Newly Arrived from Abroad - Less than 6 Months	5	3%
Relationship Breakdown - Other Family	5	3%
Family Circumstances	5	3%
Leaving Hospital	4	2%
Substance Misuse	4	2%
Returning From Abroad	3	2%
Leaving Residential Treatment	3	2%
Domestic Violence	3	2%
Other	3	2%
Rough Sleeping	2	1%
Mental Health Issues	2	1%
Presenting from outside Dublin Region	2	1%
Victim of Anti-Social Behaviour	2	1%
Left without NOT	2	1%
Family Reunification	1	1%
Property Repossessed	1	1%
Total	177	100%

Presented to Local Authority: DCC – 104 (59%), DL RCC – 19 (11%), FCC – 13 (7%), SDCC – 41 (23%)

Prevention – Single Adult Homelessness

In July 2025, **70 single adults** were prevented from entering emergency accommodation through HAP (**50**), LTA (**3**) and Social Housing (**17**)*. 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.

Single Adult Homeless – Exit to Tenancies

47 single adults exited to tenancies in July 2025: **11** (HAP), **30** (AHB/LA)*, and **6** (LTA). The table below shows exits of single adults to tenancies for the previous 12 months.

July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	April 2025	May 2025	June 2025
84	84	47	68	66	80	54	57	81	76	69	60

**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 **63** compared with **68** in 2024, **46** in 2023, **42** in 2022, **81** in 2021, **84** in 2020, and **48** in 2019.

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.

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. **137** new Homeless HAP tenancies were sourced in July 2025.

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

Previous Accommodation	Singles/Couples	Families	Total
Leaving hotels/PEA	0	5	5
Leaving STA	11	5	16
Prevention/did not use EA	50	66	116
Total	61	76	137

Duration accessing emergency accommodation

Families – Detailed Analysis of Duration in Services

Duration in EA – July (as at 31/07/2025)	Total Families	%
24+ months	429	26%
18-24months	169	10%
12-18 months	240	15%
6-12 months	332	20%
6 months or less	480	29%
Total	1650	100%

* This figure differs to the 1,626 figure for June 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 July 2024, the percentage of families in the 6 months and less, 18-24 months', categories have decreased. The percentage of families in the 6-12 months, 12 to 18 months and 24+ months categories has increased.

Single Adults – Duration in Services

Duration in EA – July 2025 (as at 31/07/2025) One Night Only	Total Singles	%
24+ months	943	20%
18-24 month	438	9%
12-18 months	660	14%
6-12 months	845	18%
6 months or less	1,889	39%
Total	4,775	100%

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 July 2025, there were a total of **520** clients in Housing First tenancies.

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

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.

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Director

Dublin Region Homeless Executive (DRHE)

July 2025

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[Dublin Homeless Trends - Homeless Dublin](#)

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