

UNHCR Multi-Sector Market Assessment (MSMA):

Charcoal, water, low-income rental housing and core-relief items in Maiduguri, Jere and Konduga, Borno State, Nigeria.

October 2017

(Data collected June 2017)



Water queue in Kuseri, Maiduguri

Photo: Lili Mohiddin

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0. Executive summary

0.1 Introduction

To assess the capacity of markets to respond to cash based initiatives (CBI), including multi-purpose cash grants (MPG), the UNHCR Multi-Sector Market Assessment (MSMA)¹ was piloted in Maiduguri Municipal Council (MMC), Jere and Konduga Local Government Areas (LGAs) of Borno State, Nigeria in July 2017. The MSMA was led by UNHCR and followed the Save the Children's led Basic Needs Assessment (BNA)² piloted in June 2017 in the same localities. This study contributes to the work of "Consortium for the uptake of collaborative, quality multipurpose grants in emergency response", represented by Save the Children and funded by ECHO's Emergency Response Capacity pool³. Data collection for the assessment was sponsored by Save the Children.

Market assessment objectives included:

- a. To assess whether the charcoal, core relief item, water and rental housing markets can supply effectively in response to a cash Based Intervention (CBI) with specific focus on Multi Purpose Cash Grants (MPG);
- b. To pilot the UNHCR Multi-Sector Market Assessment Companion Guide and Toolkit (MSMA) and collect learning on how the MSMA could be improved.

0.2 Context

The operational context in the North East of Nigeria has evolved significantly in recent months with intensified military operations by the Government resulting in improvements to humanitarian access in Boko Haram⁴ affected states including Borno state. Given the severity of the crisis in the North East, UNHCR is currently providing assistance to IDPs, vulnerable individuals within host communities and returning refugees within camps and host communities based on vulnerability screening data.

Secondary data analysis of market assessments undertaken within the assessed LGAs indicate functioning competitive and integrated markets despite challenges largely arising from the on-going Boko Haram insurgency and resulting influx of internally displaced persons (IDPs) and countrywide recession that has reduced purchasing power of consumers (see Section 2.5).

0.3 Core goods and services identified for analysis

The BNA (2017) indicated the five basic needs most frequently mentioned as a priority for assistance by all affected groups as food, health commodities (medicines, etc.), potable water, and housing and shelter commodities (which includes rent payments), which accounted for more than 50% of the Minimum Expenditure Basket⁵ for all groups in all areas.

¹ Multi-Sector Market Assessment

² 'Basic Needs & Response Analysis Framework Report: Pilot Assessment In and Around Informal IDPs Settlements in Borno State, Nigeria – June 2017' Okular Analytics (2017)

³ The Consortium is led by Save the Children and consists of CaLP, the Danish Refugee Council (DRC), Mercy Corps and OCHA. It is funded by the Enhanced Response Capacity (ERC) budget line of the European Commission Humanitarian Aid (ECHO) and builds on the UNHCR-led ERC project that released the Operational Guidance & Toolkit for MPG in 2015.

⁴ The militant Islamist group Boko Haram promotes a version of Islam, which makes it "haram", or forbidden, for Muslims to take part in any political or social activity associated with Western society. 09/08/2017 <http://www.bbc.co.uk/news/world-africa-13809501>

⁵ The Minimum Expenditure Basket (MEB) entails the identification of basic needs items and the minimum amount of money required for a household to be able to meet them, on a regular or seasonal basis. It is based on the average cost of the items composing the basket, in normal times. MEBs, which can be calculated for various sizes of households, allow users to estimate the expenditures gap as well as the impact suffered by various household groups (BNA, Okular Analytics (2017, p10).

0.4 Methodology

Data was collected over a five to six day period using the [UNHCR MSMA Companion Guide and Toolkit](#). Kobo⁶, paper-based questionnaires and focus group discussions were applied following two days of training and one day of team preparation and planning. A consultancy firm⁷ hired by Save the Children and that participated in the BNA collected data and contributed to data analysis that was led by UNHCR. The three market assessment teams worked autonomously, led by a UNHCR team leader.

Targeting scenarios considered likely multi-agency cash based intervention (CBI) programme beneficiary numbers, the percentage of IDPs with severe and moderate needs (from BNA findings) and IDP population figures (see Table 1). Accessible markets in close proximity to BNA assessed IDP communities were included in the assessment. Communities included in the rental housing assessment were visited during the BNA and prioritised considering key informant advice.

On the basis of BNA findings (see Section 2.3), a recent UNHCR cash feasibility assessment⁸, existing market analysis secondary data (see Section 2.4), planned market assessments and information gaps, and discussions⁹ the following core goods and services for market analysis: charcoal (for cooking), core relief items (kitchen sets, mosquito nets, slippers, sleeping mats, blankets), low-income housing rental, water (for consumption and domestic use). Staple food was excluded from the MSMA as the World Food Programme (WFP) had recently undertaken an extensive assessment¹⁰. The potential demand volume and frequencies of core good and services required is presented in Table 2. These quantities are utilised to assess whether or not market systems can supply the goods and services required if a MPG is applied (see Section 1.4.3 for more information).

Table 1: IDP household targeting scenarios for charcoal, core relief item and water teams

LGA	No of IDPs HH in LGA (DTM XVI 2017)	Average % IDPs with severe needs ¹¹	Average % IDPs with moderate needs ¹²	Scenario 1: 100% of IDPs HH having severe needs	Scenario 2: Scenario 1 + 60% of IDPs HH having moderate needs	Rental market (HH)
Konduga	19,258	25	39	4,815	8,666	0
Jere	53,084	21	57	11,148	25,162	250
Maiduguri	73,638	5	41	3,682	41,974	250
TOTAL:	145,980			19,644	75,802	500

⁶ Kobo is an online digital data collection and analysis tool, known as KoBoCollect.

⁷ Innovative Consultancy & Agricultural Services (ICAS?)

⁸ 'Feasibility assessment of cash-based interventions for Internally Displaced Persons and Refugee Returnees in Borno, Yobe and Adamawa states of Nigeria' UNHCR 2017.

⁹ UNHCR (Geneva, Regional office and Maiduguri), Nigeria Pilot Coordinator seconded by CashCap, Save the Children ERC-MPG Consortium Project Manager and market assessment team leaders and lead consultant

¹⁰ Emergency Food Security Assessment in Three North East States (Adamawa, Borno & Yobe) of Nigeria. WFP April, 2017 <http://fscluster.org/nigeria/document/emergency-food-security-assessment-three>

¹¹ BNA, Okular Analytics (2017)

¹² BNA, Okular Analytics (2017)

Table 2: IDP household needs included in calculation of likely market demand

Need	Demand quantity: Household need	Purchase Frequency
Blanket	8 blankets	Once/ year
Synthetic Sleeping Mats	8 mats	Once/ year
Rubber Slippers	8 slippers	Three times/ year
Local Cooking Pot/ kitchen set	8 pots	Once/ year
Mosquito Nets	1 net per Household	Once/ year
Charcoal	40 Kg bag of charcoal	Once a month
Rental housing unit	100% (2 rental units)	Once a month
Water	Additional 42% (100 litres of water per household per day for drinking, cooking and hygienic practices)	Daily

0.5 Summarised limitations and challenges

Challenges faced in the market assessment teams (see Section 3.4 for details), including:

- Utilising BNA data to understand the likely effective demand. The BNA does not articulate needs per item or service – but according to a broader category.
- Security situation resulting in: the exclusion of Konduga markets by the charcoal and core relief team, the inability of UNHCR team leaders to visit markets, support data collection and, short data collection days due to security concerns and the need to undertake data analysis and preparation for the next day.
- Lack of interagency and sector specialist involvement despite efforts by the Nigeria Pilot Coordinator seconded by CashCap and lead consultant.
- Tool contextualisation for the water and low-income housing rental teams took time, as did the analysis of data collected using paper based formats.

There was a lack of information on the low-income housing rental market as the market is decentralized, managed at the community level and poorly regulated by local authorities.

The charcoal and core relief market faced some trader participation resistance due to humanitarians collecting price data but not purchasing goods.

The water market team faced challenges locating vendors. Water vendors are highly mobile and their need to work reduced their availability for long interviews.

0.6 Assessment findings

For the accessible markets within the assessed LGAS, key findings are presented below. For additional detail see Section 4, Section 5, Section 6 and Section 7.

Top-line assessment findings

- The commodities and services assessed (water, low-income rental housing, charcoal and core relief items) **are available in the market places** utilised by the IDP population.
- The **assessed markets were integrated and competitive**. Please note that only accessible markets within the assessed LGAs were included in the assessment.
- IDPs had physical access to markets with no significant protection concerns raised regarding access and treatment by traders (with the exception of unforeseen security incidents from Boko Haram).
- The **market environment and infrastructure affects the ability of the supply chains to function**, specifically considering: seasonality, insecurity due to Boko Haram insurgency, and economic recession affecting income opportunities and business investment, transportation, power supply, warehousing and storage facilities. The Boko Haram insurgency has increased supply lead times (due to road

blocks), higher transportation costs (due to bribes, road blocks and alternative supply routes).

- NGOs, UN and Governmental bodies (SEMA and NEMA¹³) are key market actors, providing basic goods (food, non-food items, water and such like) predominantly in the form of in-kind assistance.
- Market authorities and trader associations regulate the market places, commodity prices and support traders.

Scenario 1: Top-line assessment findings

1. **Water, charcoal and core relief items:** Considering the projected needs for Scenario 1 target population, supply chain capacity and the sphere standards for drinking and domestic water needs, **the supply chains would respond to demand** created by a CBI and provide the commodities at an appropriate price.
2. **Low-income rental housing:** Despite the existence of low-income housing within the rental market in the assessed LGAs, **there is a lack of supply, negatively affecting the capacity of the market to respond to a CBI.** If CBI was provided for low income housing of the specification assessed, it is likely that this would result in price increases and social unrest as poor local households would be priced out of their accommodation. Support to households already residing in rental accommodation would be possible via cash support to landlords.
3. **A cash response for charcoal, core goods and water is only possible under certain conditions** including:
 - a. Some **trader support activities will be required** to enable market actors to respond effectively to the demand (see Section 4.6 for more information).
 - b. Security situation remains calm and does not affect market access.
 - c. Sensitization of refugee and local populations: program objectives and methodology.
 - d. Sensitization of traders of program plans to enable pre-positioning of items.
 - e. Gradual increase of target population numbers to enable supply chain/ trader capacity to respond.

Scenario 2: Top-line assessment findings¹⁴

1. **Water and core relief items:** Considering the projected needs for Scenario 2 target population, the market places and associated market systems assessed would **respond to demand created by a CBI** and provide the commodities at an appropriate price **but only if traders were given advanced warning and provided with support** including (see Section 4.6, section 5.7, section 6.7 and section 7.7 for more information):
 - a. **Water:** Increased demand would put additional pressure on borehole pumps and equipment, and is likely to result in maintenance needs. Additional water service providers would need to enter the market to satisfy needs. Therefore, **service provider awareness (to promote their entry into the market) and generator and pump maintenance support would be required.**
 - b. **Charcoal:** **support in the form of loans/ capital, warehousing and transportation** would be needed to enable a timely response to demand created by a CBI at an appropriate price.

¹³ National Emergency Management Agency (NEMA); State Emergency Management Agency (SEMA)

¹⁴ No scenario 2 for low-income rental markets was applied.

0.7 Risks and mitigation actions

A number of risk and associated mitigation actions were identified in the market assessments. These are summarized below (Table 3), with further detail provided in Section 4.7.

Table 3: Summarised risk and potential mitigation actions

Risks	Potential mitigation action
Increased insecurity and targeting of market places results in reduced consumer access, decreased supply chain capacity to re-stock core items that results in longer lead times, higher prices and higher demand (due to increased number of IDPs).	Monitor the situation and liaise with relevant Government bodies. Support the warehousing of items in high demand and the identification of alternative supply routes as preparedness measures.
Increase in in-kind assistance undermines supply chains and creates a trade disincentive reducing the availability of goods and services required and the capacity of the market to respond to CBI.	To support and strengthen markets, advocate for the use of cash assistance where feasible, appropriate and secure. Where CBI is not possible, advocate for local procurement of goods and services.
Protracted increased demand for water puts pressure on the existing boreholes, which may lead to their break down due to over use and, exhaustion of underground aquifers.	Create water user associations to oversee maintenance of the boreholes. Undertake analysis of underground aquifer capacity.
Lack of economic capacity, legal tenancy agreements and associated awareness of rights, results in insecurity of tenure and threat of eviction.	Where possible and feasible, income generation activities should be implemented alongside cash assistance, use of local dispute resolution structures, provision of legal tenancy documentation and sensitivity and awareness raising to tenants regarding their rights.
If CBI is provided to IDPs, the lack of supply and market elasticity within the low-income rental market could result in an increase in rent, and the poor local households being 'priced out', causing social tension.	Targeting specific communities to ensure assistance provided is spread across the community with support from community leaders in managing the risk.

0.8 Conclusions and recommendations

Trading activities in the North East of Nigeria particularly Borno State have suffered from years of conflict and insecurity at the hands of Boko Haram as well as economic recession, depreciation in the value of the Naira, increased cost of transportation due to hike in price of fuel from 85 naira per litre to 145 naira per litre and rising inflationary trends (16.25%)¹⁵. Additionally, traders noted an impact of humanitarian response on their businesses indicating fluctuations in demand, security problems and price increases as some of the consequences. ***This assessment indicates that despite the insecurity and economic recession, commodities' markets in the assessed areas of the three LGAs continue to function.***

With the exception of the low-income housing rental market, the assessed market systems would be able to respond to a CBI for the number of beneficiaries outlined in Scenario 1 and, with trader support and awareness raising of key market actors in Scenario 2.

¹⁵ BNA, Okular Analytics (2017)

The on-going economic recession coupled with the lingering insecurity in many parts of Borno calls for regular monitoring of market supply conditions to maintain CBI appropriateness from a market perspective.

Findings recommend that a MPG response should include at least (average price in assessed LGAs¹⁶):

- 9,000 NGN/ household/ month of water for drinking and household needs¹⁷
- 1,600 NGN/ household/ month for charcoal needs
- 1,908 NGN/ household/ month for core relief items

This is equivalent to 12,508 NGN or 34.58 US\$ per month¹⁸

Summarised recommendations:

1. The **targeted caseload should increase gradually not to shock the market and to enable the supply chain to respond to increases in demand**; with caseload related decisions informed monthly market monitoring findings. Non-food price market monitoring (with WFP and FEWS¹⁹) to support analysis on household affordability and impact of CBI on local prices. Relevant sector leads should support this process.
2. The need for **trader support and market actor awareness-raising will be required** in relation to water and charcoal in particular.
3. **Inclusion of willingness to pay questions in household monitoring systems** to track target household market behaviour and estimate effective demand for goods and services – some of which may require market analysis.
4. **Additional, complementary assessments to analyze protection risks** may be required depending on the intervention, risk analysis and monitoring data findings.
5. **Assess and support market actor access to financial services**. The lack of capital and access to financial services was highlighted as a challenge in all market systems.
6. **Market place infrastructure improvements** (toilets, drainage etc.) and security (guards, crowd control etc.) are required.
7. To complement the MPG, **implement livelihood income generation activities to support IDPs increase their income** and enable a maintained access basic needs and services (including housing).
8. **Undertake further analysis in consideration of identified risks and recommendations** (see Sections 5.8, 6.8 and 7.8) especially in non-accessible markets.

Core relief item and charcoal market recommendations:

1. Implement activities to **support the efficient use of charcoal** (such as the production and use of fuel efficient stoves via livelihood programmes) alongside CBI. Specialists in energy should be involved in the design of such interventions.
2. **Preparedness and contingency planning** discussions with market actors in relation to likely medium and high impact risks (see Section 0.7 above Annex I Table 6 for risks). Activities include:
 - Warehouse capacity increase through the repair, rebuilding and or construction of units (in diverse locations) through host and IDP community activities such as a cash for work,
 - Identification of alternative trade routes,
 - Fuel subsidies to traders and transporters reduce the cost of transportation,

¹⁶ These values are based on a rudimentary analysis of expenditure gaps from the BNA for which there were some challenges (see Section 3.4 for additional information). The BNA found that the MEB would be higher in Konduga, supposedly due to the fact that markets function less well than in MCC and Jere.

¹⁷ 300NGN for 240 litres per household per day or, 7,200 litres per household per month

¹⁸ <https://www.oanda.com/> 23/08/2017

¹⁹ The World Food Programme (WFP) Vulnerability Assessment Monitoring Unit (VAM) and Famine Early Warning System (FEWS) produce regular price monitoring bulletins

- Improvement of road infrastructure and transport vehicle maintenance,
- Advocacy to police and border officials to lessen time spent at roadblocks and address bribery.

Water market recommendations:

1. Address **water quality** (to achieve WASH Sphere standards) alongside CBI. Include specialists in water and sanitation in the design of such interventions.
2. **Awareness raising of key market actors** within and close to the CBI targeted communities to stimulate their entry into the market place.
3. Provide **cash assistance to key market actors in collaboration with water authorities to improve water extraction infrastructure and efficiency.**
4. **Register and train water user associations to maintain bore holes and strengthen the capacity of water vendors associations** with state ministries of water resources and LGA focal points.
5. **Increase the storage capacity of targeted populations** to a minimum of 10 (20 litre) jerry cans to enable the purchase and storage of larger volumes of water.
6. **Analyse water aquifer capacity to assess the sustainability of current and projected water extraction rates.**

Low income housing rental market related recommendations:

The following are made mindful of the assessed housing unit being below Sphere and UNHABITAT standards and considering the Survival Threshold, as calculated in the HEA Urban Baseline²⁰ would not enable access to a housing unit of these standards.

1. **Include in MPG a nominal amount of cash for rent payments** of a value less than the specified housing unit (for example 1,000 NGN/month). The majority of IDPs are living in tented settlements and hosting relationships, where rental payments can be required.
2. **Housing stock improvement** via cash for work²¹, livelihood skill improvement programmes and/or cash assistance to landlords to improve housing stock in areas of high prevalence of IDPs living in sub-optimal housing and for high protection risk households. Relevant tenancy agreements to fix rental amounts and tenancy periods would be required.
3. Organisations with a protection mandate should **provide financial support for rent payment to households with a high protection risk, accompanied with legal support to enable security of tenancy** – this could include:
 - Part to full payment of rental costs for households already renting accommodation and for those that are in tented settlements. The rationale being that the most vulnerable and higher protection risk households are located in tented settlements.
 - Legal support in the elaboration of relevant tenancy agreements between landlords and beneficiaries/ tenants.

²⁰ Lewis R. and Anyaebu C. (2017) 'Displaced and host community livelihoods and food security, Borno State Nigeria' HEA Urban Baseline Report for Save the Children

²¹ Save the Children in Lebanon have undertaken similar programmes: <https://lebanon.savethechildren.net/what-we-do/shelter> (11/09/2017) as have NRC in Jordan <https://www.nrc.no/globalassets/pdf/evaluations/evaluation---shelter-icla-urban-programme-in-jordan.pdf> (11/09/2017)

1. Introduction

UNHCR in Maiduguri, Nigeria piloted the [Multi-sector market assessment tool \(MSMA\)](#) in the Boko Haram affected Local Government Areas (LGA) of Jere, Konduga and MMC. The pilot started on Monday (3rd July) with a two day training and concluded on Wednesday 12th July 2017. The MSMA was implemented using findings from the Save the Children-led [Basic Needs Assessment](#)²² (BNA) of local residents and IDPs residing in informal settlements (including hosting arrangements, tents and collective centers) that was piloted in the same LGAs in June 2017. On the basis of the BNA findings, secondary data and assessment plans, three market assessment teams were formed to assess markets related to: water, rental (low-income housing), charcoal and up to five core relief items including: blankets, mosquito nets and sauce pans etc.

The MSMA and the BNA contribute to the work of the “Consortium for the uptake of collaborative, quality multipurpose grants in emergency response”, represented by Save the Children and funded by ECHO’s Emergency Response Capacity pool.²³ The Consortium aims to, amongst other things, provide timely technical support and guidance to facilitate the design and implementation of MPGs. The Basic Needs Assessment and Response Analysis Framework and Toolkit form a key part of this work. Innovative Consultancy & Agricultural Services (ICAS) were contracted to support the data collection and analysis process²⁴. An ICAS team leader led each market assessment team, with a member of UNHCR providing overall support and guidance.

This document presents the summarised findings of the three market assessment teams, with detailed findings annexed for reference.

1.1 Assessment objectives

The assessment objectives included:

- a. To assess whether the charcoal, core relief item, water and rental housing markets can supply effectively in response to a cash Based Intervention (CBI) with specific focus on Multi Purpose Cash Grants (MPG);
- b. To pilot the UNHCR Multi-Sector Market Assessment Companion Guide and Toolkit (MSMA) and collect learning on how the MSMA could be improved.

The pilot assessment in Maiduguri provided a good opportunity for the development and piloting of tools to assess water and rental markets, which were not included in the original version of the MSMA Companion Guide and Toolkit.

1.2 Market assessment timeframes used

It was assumed that a 12 month CBI (potentially a multi-purpose cash grant (MPG) intervention) would take place from September onwards, to enable response analysis and programme design. Therefore, the timeframes used in the market assessment included:

- Real time/ now/ time of the assessment: July 2017
- Potential intervention period: September 2017 to September 2018 (12 months)

²² ‘Basic Needs & Response Analysis Framework Report: Pilot Assessment In and Around Informal IDPs Settlements in Borno State, Nigeria – June 2017’ Okular Analytics (2017)

²³ The Consortium is led by Save the Children and consists of CaLP, the Danish Refugee Council (DRC), Mercy Corps and OCHA. It is funded by the Enhanced Response Capacity (ERC) budget line of the European Commission Humanitarian Aid (ECHO) and builds on the UNHCR-led ERC project that released the Operational Guidance & Toolkit for MPG in 2015.

²⁴ ICAS provided enumerators and team leaders for the BNA and MSMA.

1.3 Target population and rationale

In the absence of articulated cash based intervention or MPG programme and beneficiary numbers, targeting scenarios were calculated considering likely a MPG programme beneficiary numbers, the percentage of IDPs with severe and moderate needs (from BNA findings) and IDP population figures. Markets in close proximity to BNA assessed IDP communities were included in the assessment. Communities included in the rental housing assessment were visited during the BNA and prioritised considering key informant advice (see Annex I Table 4).

Konduga LGA was not included in the low-income rental housing market assessment due to a higher prevalence of IDP's engaged in rent in Jere and MMC, in part is due to their urbanised character. See Table I for IDP household targeting scenarios.

Table I: IDP household targeting scenarios for charcoal, core relief item and water teams

LGA	No of IDPs HH in LGA (DTM XVI 2017)	Average % IDPs with severe needs ²⁵	Average % IDPs with moderate needs ²⁶	Scenario 1: 100% of IDPs HH having severe needs	Scenario 2: Scenario 1 + 60% of IDPs HH having moderate needs	Rental market (HH)
Konduga	19,258	25	39	4,815	8,666	0
Jere	53,084	21	57	11,148	25,162	250
Maiduguri	73,638	5	41	3,682	41,974	250
TOTAL:	145,980			19,644	75,802	500

1.4 Core good list, rationale, specifications, frequency and quantities

1.4.1 Core goods and rationale

On the basis of BNA findings (see Section 2.4), a recent UNHCR cash feasibility assessment²⁷, existing market analysis secondary data (see Section 2.5), planned market assessments²⁸ and information gaps, and discussions²⁹ the following core goods and services for market analysis:

- Charcoal (for cooking),
- Core relief items (kitchen sets, mosquito nets, slippers, sleeping mats, blankets),
- Low-income housing rental,
- Water (for consumption and domestic use).

The rationale is further explained and summarised in Table 2 below.

Table 2: Rationale for core goods and services:

Charcoal

²⁵ BNA, Okular Analytics (2017)

²⁶ BNA, Okular Analytics (2017)

²⁷ 'Feasibility assessment of cash-based interventions for Internally Displaced Persons and Refugee Returnees in Borno, Yobe and Adamawa states of Nigeria' UNHCR 2017.

²⁸ For example, WFP Maiduguri was planning to update their food security assessment in summer of 2017.

²⁹ UNHCR (Geneva, Regional office and Maiduguri), Nigeria Pilot Coordinator seconded by CashCap, Save the Children ERC-MPG Consortium Project Manager and market assessment team leaders and lead consultant

BNA (2017) data indicated that households cannot afford the necessary amount of energy supplies and face an underspend of between 367 – 598 NGN per person per month³⁰ in MMC and Konduga respectively, there were unconfirmed reports that some families undercook food and skip meals due to lack of cooking fuel. Additionally, the production of charcoal and collection of firewood is not only a protection risk for IDPs but has environmental implications³¹. UNHCR Maiduguri, in recognition of cooking fuel needs was planning to distribute charcoal and was interested to know if a cash response could be used to meet this need.

Core relief items

These items are frequently needed by households and often provided in-kind. UNHCR was interested in knowing if a cash response could be used to support household access these items as and when they required them. BNA (2017) data indicated that households cannot afford the necessary household non-food supplies and face an underspend households of between 611 – 1302 NGN per person per month³²) in Jere and Konduga respectively,

Water

BNA (2017) indicated households not afford the necessary amount of water supplies and due to lack (financial) means. This finding was corroborated in secondary data that indicates 'Formal, informal camps and host communities stand at the risk of the outbreak WASH related diseases due to lack of access to safe drinking water and poor sanitation and hygiene practices especially during the raining season' (ZOA 2017, p5)³³. The UNHCR cash feasibility assessment (UNHCR 2017) indicated³⁴:

- Informal camp residents and those living within the host communities had challenges in accessing potable water and sanitation facilities, with their insufficient incomes unable to meet all their water needs (as also found in the BNA).
- 41% of informal camp IDP's main water source for household use was purchased from vendors whose main source was boreholes.

Low-income rental housing

When IDP households arrive in a community, housing options available to them depend on their economic means and social capital. Options include: collective centres, house rental, residing with a host families or residing in a tented settlement, (formal and informal settlements). BNA (2017) data indicated that households cannot afford necessary housing/shelter and face an underspend faced of between 1,021 – 2,103 NGN per person per month³⁵) in Jere and Konduga respectively,

1. Shelter and housing was identified as one of the top five priority needs in the BNA undertaken a month prior to the MSMA and in the DTM June report³⁶.
2. The global increase in urban refugees and the reliance urban refugees on rental markets, the development of tools for the analysis of this service was seen as relevant and required. The lack of tools to analyse rental markets in humanitarian context has been noted in the Global Shelter Cluster Position Paper: Cash & Markets in the Shelter Sector (2015)³⁷, as well as a recent literature review of cash and shelter responses³⁸.

³⁰ 1.01 – 1.65 US\$ <https://www.oanda.com/> 23/08/2017

³¹ Nigeria loses 3.5 % of its forest annually; the present situation is exacerbated by on-going conflict which has led to depletion of natural resources and vegetation around IDP camps and villages. Harvesting firewood for cooking, production of charcoal and selling of firewood by displaced people and host communities is contributing increased deforestation rates, soil erosion, loss of agricultural land and grazing areas.

³² 1.66 – 3.60 US\$ <https://www.oanda.com/> 23/08/2017

³³ ZOA WASH Baseline: Knowledge Attitude and Practice Report. April 2017

³⁴ Protection monitoring visits conducted by UNHCR in IDP sites in Borno revealed challenges related to access to water and sanitation (UNHCR 2017, p27)

³⁵ 2.82 – 5.8 US\$ <https://www.oanda.com/> 23/08/2017

³⁶ DTM Round XVII Report June 2017

³⁷ http://reliefweb.int/sites/reliefweb.int/files/resources/gsc_position_paper_cash_and_markets_in_the_shelter_sector-1_2.pdf

³⁸ Dewast, C. (2016) 'Literature Review on the use of cash in shelter' Global Shelter Cluster

1.4.2 Core goods specification

Specifications of core goods and rental housing units utilised in the assessment (See Annex I Table I) were initially identified by UNHCR staff and further verified with IDPs during the assessment. Identifying core good and service specification is a key methodological step in the MSMA as multiple specifications for an item or service can exist – yet – the target population may prefer a specific specification on the basis of multiple factors including but not limited to: cost, quality, availability and familiarity. The specification of core goods did not change during the assessment.

Specifications for the type of rental accommodation for analysis were identified at the start of the assessment and consistently used through out. As illustrated in Annex 4 Table I (housing stock data per assessed community), there is a variance in quality of low-income housing units available. This assessment chose to focus on ‘ideal quality’ housing i.e.: the type of housing unit that included a minimum standard of quality and protection, a type of accommodation accepted by IDPs and currently utilised (see Annex 4 Photographs). The rationale being that if MPG included rental support, the cost of the cheapest and least secure type of accommodation would not be included for protection reasons. Humanitarian shelter standards advocated for by Sphere and UNHABITAT in relation to structure durability and location, security of tenure, safety, access to water and toilets were not enforceable.

1.4.3 Core good and service quantity and purchase frequency

Understanding how much demand would be placed on the market per household in the event of a cash intervention is needed to calculate the total effective demand. Challenges were faced in calculating the quantity of core goods needed using the BNA data. The BNA does not articulate needs per item or service – but according to category, which may include more than one item. For example shelter/ housing includes shelter commodities furniture, material, repair etc.), as well as services (rent and purchase)³⁹. The applied solution included a reflection of secondary data, household interviews and BNA data.

The potential demand volume of core good and services required is presented in Table 3. These quantities are utilised to assess whether or not market systems can supply the goods and services required if a MPG is applied. The following factors are considered:

- The gap in needs based on household current capacity to meet their needs considering what the quantity needed. In the case of water, humanitarian standards were applied to ensure households were meeting their basic needs.
- The target population per scenario – for example larger quantities for charcoal, core goods and drinking water are required in Jere due to the higher prevalence of IDPs and higher number of IDPs with severe and moderate needs in this LGA (see Table I).
- The purchase frequency – a distinction between regular purchased items (such as charcoal and water) and those that are required intermittently (slippers, mosquito nets) is needed.

Table 3: IDP household needs included in calculation of likely market demand and value

	Need	Demand quantity: Household need	Price/ item NGN (potential intervention period)	Purchase Frequency
Charcoal and Core Relief Item	Blanket	8 blankets	1131/ item	Once/ year
	Synthetic Sleeping Mats	8 mats	933/ item	Once/ year
	Rubber Slippers	8 slippers	215/ item	Three times/ year
	Local Cooking Pot/ kitchen set	8 pots	1482/ set	Once/ year

³⁹ See page 9; BNA, Okular Analytics (2017)

	Mosquito Nets	1 net per Household	399/ item	Once/ year
	Charcoal	40 Kg bag of charcoal An average IDP household uses approx. 10Kg (400NGN ⁴⁰) charcoal a week.	40 / Kg	Once a month
Rental Housing	Rental housing unit	100% (2 units) Average IDP household, of mixed sexes and ages, requires two units ⁴¹ with privacy for sexes and ages.	1,500 – 2,000 unit/NGN/month ⁴² in rural parts of Jere and, between 2,000 – 2,500 unit/NGN/month in peri-urban areas ⁴³	Once a month
Water	Water	Additional 42% (100 litres of water per household per day) For drinking, cooking and hygienic practices households need 30 litres/per person per day (pppd) ⁴⁴ , equalling 240 litres/pppd. Households are meeting 58% of this need (7 jerry cans of 20 litres per day).	300 NGN	Daily

Understanding purchase frequency is vital as goods and services are not purchased with the same frequency and demand figures have to be adjusted accordingly. Purchase frequencies for core goods and services were identified in consultation with IDPs during the initial phase of the assessment and considering the fact that in the case of kitchen sets, it was likely that a distribution of kitchen sets (as part of a non-food item (NFI) response would have taken place (see Annex Table 1 and Table 2).

Table 4: Demand volume of core good and services on basis of target population and value of MPG per household

Items /unit	Frequency	Scenario 1			Scenario 2		
		MMC	Jere	Konduga	MMC	Jere	Konduga
Blankets	1	29,455	89,181	38,516	335,789	201,295	69,329
Charcoal (Kgs)	12	147,276	445,906	192,580	1,678,946	1,006,473	346,644
Kitchen sets/ Local cooking pots	1	3,682	11,148	4,815	41,974	25,162	8,666
Mosquito nets	1	29,455	89,181	38,516	335,789	201,295	69,329

⁴⁰ 1.11 US\$ <https://www.oanda.com/currency/converter/> 23/08/2017

⁴¹ Of the two units, households tend to use one as a parlour (during the day) sleeping area (at night) and the other for sleeping and storing household items.

⁴² 4.74 – 6.32 US \$, www.oanda.com 17/07/2017

⁴³ 6.32 – 7.90 US\$ www.oanda.com 17/07/2017

⁴⁴ Sphere standards: for survival needs (intake – food and drinking) up to 3 liters per person per day is required depending on climate and individual physiology, for basic hygiene practices up to 6 liters depending on social and cultural norms, up to 6 liters for basic cooking needs depending on food type and social cultural norms, totaling to 30 liters per person per day.

Sleeping mats	1	29,455	89,181	38,516	335,789	201,295	69,329
Slippers	3	29,455	89,181	38,516	335,789	201,295	69,329
Rental housing unit	12	500	500	0			
Water (litres)	365	368,200	1,114,800	481,500	4,197,400	2,516,200	866,600

2 Context⁴⁵

The operational context in the North East of Nigeria has evolved significantly in recent months with intensified military operations by the Government resulting in improvements to humanitarian access in Boko Haram⁴⁶ affected states including Borno state. UNHCR has already carried out several protection assessments in newly liberated LGAs and begun to deliver interventions in Yobe, Adamawa and Borno states.

Intensification of joint multi-national counter insurgency activities in 2016 has resulted in the recapturing the main towns and majority of local government areas previously under Boko Haram in Borno State, Nigeria. Humanitarian access to liberated areas has improved, revealing massive needs for food, shelter, water and sanitation (WASH), medical care, livelihood activities, legal assistance and the need to restore destroyed socio economic infrastructure. While insurgents have been dislodged at Sambisa forest, their remnants have continued to attack civilian locations both in liberated areas and Maiduguri town, creating a shift in security situation in an unpredictable manner. Civilian population in Borno State remains the most heavily impacted by the violence, mostly affecting women and children.

The majority of returnees have returned to a situation of internal displacement in North-East Nigeria and are staying in abandoned public buildings and in unorganised IDP settlements close to military camps in liberated areas. Most returnees often end up as new IDPs in need of registration services, reintegration assistance, such as shelter, protection-based material assistance and psycho- social support.

According to IOM DTM, an estimated 69% per cent of IDPs live in host communities, where resources are being exhausted. IDPs and returnees hosted in camps and displacement sites are often living in congested shelters, isolated in insecure or inhospitable areas, making them vulnerable to all forms of exploitation and abuse. Protection monitoring visits conducted by UNHCR in IDP sites in Borno revealed challenges related to access to water and sanitation, shelter, free movement in and out of camps, limited access to medical care, dire food shortages and lack of livelihood options.

Humanitarian actors face serious capacity challenges in responding. Despite the massive scale of the humanitarian crisis in Nigeria, the contribution by humanitarian actors has generally been modest, targeted towards IDPs in camps and camp like sites though more than 80 percent of IDPs remain with host communities. Several humanitarian actors (including government, UN agencies, INGOs, NGOs, civil society organizations and faith-based organizations) are working through sectorial working groups activated in line with the Humanitarian Response Plan. Accessibility to affected populations is also difficult due to the

⁴⁵ 'Feasibility assessment of cash-based interventions for Internally Displaced Persons and Refugee Returnees in Borno, Yobe and Adamawa states of Nigeria' UNHCR 2017.

⁴⁶ The militant Islamist group Boko Haram promotes a version of Islam which makes it "haram", or forbidden, for Muslims to take part in any political or social activity associated with Western society. 09/08/2017 <http://www.bbc.co.uk/news/world-africa-13809501>

volatile security situation in the North-East.

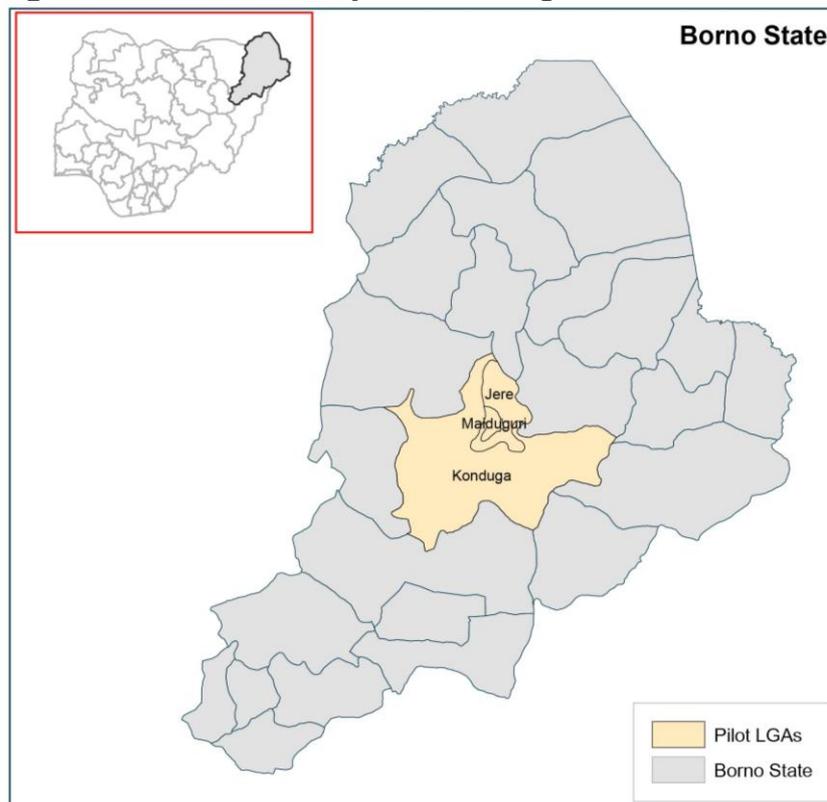
2.1 Background to assessment area

Maiduguri Metropolitan Council (MMC) and Jere LGAs are twin communities that overlap one another with both their LGA headquarters located within a 5 km distance. The residents of the communities shop in the same markets. A number of large markets (including Monday market – the largest market in NE Nigeria) are active and accessible in these LGAs (see Annex 2 Table I for markets visited and trader numbers).

Both LGAs are located inside Maiduguri town, the Borno state capital and because of that they have experienced a high level of IDPs influx in recent years. Until recently, they remained the only LGAs still standing with commercial activities ongoing in Borno north and Borno central constituencies. There are five other LGAs in the Borno south constituency. Konduga LGA lies to the south of MMC and Jere, depending heaving on supply routes from MMC.

Despite the average household size calculated at six⁴⁷, it is not uncommon for households to have up to 12 or 13 members. The average household size in the BNA was eight, and has been applied in this assessment.

Figure 1: Location of MMC, Jere and Konduga LGAs in Borno State



2.2 Refugee population: numbers, trends.

In late June 2017, the total number of IDPs in the three LGAs was 1,825,321 (330,680 households), three per cent lower than in May 2017. A number of factors are influencing this movement including: IDPs return to places of origin as new areas are becoming accessible on account of improved security, the search of better livelihoods and, influxes from villages to towns due to continued military action and attacks by Boko Haram (DTM⁴⁸ Round XVII

⁴⁷ DTM Round XVII Report June 2017

⁴⁸ Displacement Tracking Matrix (DTM) assessment by the International Organization for Migration (IOM) aims

Report June 2017). The number of refugee returnees has increased in recent months as areas are liberated of Boko Haram. The statistics currently stand at 378,264 Individuals and 85,502 households registered by the Nigeria Immigration Service⁴⁹.

Box 1: IDPs in LGAs included in the assessment (DTM Round XVII Report June 2017)

The majority of IDPs are located in the State of Borno and in the LGAs of MMC and Jere. Despite a decrease in the number of IDPs residing in these LGAs (10% and 11% respectively compared to the previous month), there are still a significant number of IDPs located in these LGAs with MMC reporting 345,759 IDPs and Jere LGA reporting 273,399 IDPs in June.

56% of IDPs in Borno State reside in hosting arrangements (including rented accommodation) and 44% in displacement camp/ camp like settlements.

Most IDP households face the lack of basic needs, especially food, non-food items and shelter materials as reported in the BNA as well as the DTM report.

IDP households will move from one type of accommodation to another, depending on their financial means, relationships and social connections. It is not unusual for a household to have members in different types of accommodation, to maximise their access to assistance and as a form of safety net should there be a need to relocate. If an IDP household is evicted (due to non payment of rent for example), they will move to a formal settlement or informal settlement is receiving NGO / UN assistance, locations where there are connections and relationships with others that they can capitalise on.

2.3 Basic Needs Assessment findings^{50 51}

The BNA identified Jere as the LGA with the most widespread level of deprivation due to the humanitarian crisis, mostly because of lack of purchasing power (also because of inflation and diminished income generation capacity) and inadequate access to humanitarian assistance. In Konduga, security and safety issues are the primary driver of deprivation.

The groups facing the most shortages across basic needs are IDP families in tents, followed by IDPs in collective centres, IDPs in host families and affected residents. IDPs in host families benefit from their host support and do not face the same level of expenditures when compared to IDPs in tents or in collective centres.

The five basic needs most frequently mentioned as a priority for assistance by all affected groups are food, health commodities (medicines, etc.), potable water, and housing and shelter

to improve understanding of the scope of displacement and the needs of affected populations in conflict-affected states of northeast Nigeria.

⁴⁹ UNHCR Nigeria 'Registration of returning refugees' August 11th 2017

⁵⁰ The Basic Needs and Response Analysis Framework and Toolkit (known as the Framework & Toolkit) is part of the ECHO ERC funded project to increase the uptake of multi-purpose cash grants (MPGs) in emergency responses for more efficient and effective humanitarian action. MPGs are a powerful aid modality because of their efficiency and effectiveness. They can be combined with other assistance modalities to maximize the benefit for affected communities. Although the Framework & Toolkit initiative sits within an MPG-focused Consortium, the outputs aim to support emergency responses more broadly. Specifically, the Framework and Toolkit enables humanitarian actors to assess the basic needs of affected communities, understand what are the underlying causes for these needs remaining unmet, understand how communities normally access the needed commodities and services and – based on all these considerations - make preliminary recommendations around the most appropriate response options. These preliminary options, validated by collecting complementary information through other assessments, may include cash transfer/vouchers, in-kind aid, services or a mix of those.

⁵¹ 'Feasibility assessment of cash-based interventions for Internally Displaced Persons and Refugee Returnees in Borno, Yobe and Adamawa states of Nigeria' UNHCR 2017.

commodities. Those five items commonly account for more than 50% of the Minimum Expenditure Basket for all groups in all areas.

The BNA found that markets and systems of service provision are generally functioning and 93% of the population can access basic goods and services within a two-hour journey from their home. Across all geographic areas and interviewed population groups, 60% of households reported that basic goods and services are most commonly obtained via purchase from local markets or service providers and 29% from authorities or NGOs. External assistance from authorities and NGOs is generally less accessible in Jere mostly due to a lack of registration and documentation for IDPs in informal settlements. Of concern is the significant dependence of the affected population on government and NGO assistance to accessing health commodities and potable water. This is especially significant for IDPs in collective centres and tents, in Konduga and MMC.

Due to the proximity of markets and the availability of goods and services locally, cash assistance is the favoured response option in Jere where 68% of the households interviewed consider that priority needs originate in lack of purchasing power, lack of assistance from authorities or NGOs, and safety. In Konduga, the main drivers of unmet needs according to 73% of the respondents are safety, purchasing power and physical constraints; the quality of the locally available services and goods has also been reported as a major issue. Consistently, in this LGA, respondents expressed preference for assistance in-kind.

A mix of assistance modalities is preferred in MMC for addressing priority unmet needs in food and health commodities (either cash, in kind or service provision). Cash is preferred to access shelter commodities or housing, while in-kind support (water distribution) or service provision (new water points) were more commonly requested to access potable water.

A family of 7-9 members would require an average grant of 99,000 NGN per month in Jere to meet basic needs, and 83,000 NGN in MMC. The average income levels of assessed households is well below the minimum required for a living, i.e. 15,000 NGN in Jere, 9,700 NGN in Konduga and 22,000 NGN in MMC. Expenses in households generally increase during the rainy season, with some month to month variation (up to 13%), and possible extraordinary costs, such as critical medical incidents and shelter repairs. The cost of living is affected by the inflation rate in Nigeria (for instance, Nigeria's consumer prices increased 16.25% year-on-year as of May of 2017). For an average family, meeting the top five priority needs represents an average expense of 55,000 NGN per month in Jere and 45,000 NGN in MMC. IDPs in tents generally have larger expense than IDPs in collective centres or host families, especially for food, housing (purchase or repair of tents), shelter commodities and medicines.

2.4 Market assessment secondary data review

Four available market assessments^{52 53} that cover the areas included in the MSMA indicate functioning and responsive markets despite Boko Haram insurgency. The assessments covered of soap, staple food, and non-food item markets. Summarised findings included⁵⁴:

- Boko Haram has targeted some of the markets, such as Monday market (AAH 2015). However, markets are accessible (WFP 2017, UNHCR 2017, AAH 2015, NRC 2016).
- The insurgency has inflicted numerous challenges on the market infrastructure and environment including: risks related to transportation, curfews and unplanned market

⁵² Action Against Hunger (AAH) (2015) 'Market assessment report: Maiduguri Metropolitan Council and Jere Local Government Areas. Borno State. Nigeria'; Norwegian Refugee Council (2016) 'Maiduguri Market System Assessment (draft report)'; WFP (2017) Market Assessment in Borno and Yobe States as part of multi-sectorial capacity assessment for Cash-Based Transfer programming, Nigeria (Data collected in November 2016); UNHCR (2017) 'Feasibility assessment of cash-based interventions for Internally Displaced Persons and Refugee Returnees in Borno, Yobe and Adamawa states of Nigeria'.

⁵³ Mercy Corps are finalizing a Livelihoods and Market Recovery Assessment for North-East Nigeria.

⁵⁴ Refer to original documents for additional information.

closure, border closure with neighbouring countries, closure of businesses not operated by Nigerians, reduction in the stock piling of commodities and livestock, reduction in investments, transportation route blockages etc. (AAH 2015; NRC 2016; UNHCR 2017; WFP 2017).

- There has been a decrease in volume of sales (AAH 2015) and changes in the number of distributors wholesalers and retailers (NRC 2016).
- Staple food and WASH goods are available in local markets (AAH 2015; NRC 2016; WFP 2017). Supplies are imported from areas within Nigeria and neighbouring counties (AAH 2015; WFP 2017; NRC 2016).
- Increased demand for food items, some non-seasonal price rises and fluctuations (due to border closure and insurgency related events) and changes in supply routes due to the insurgency, potential reduction in local production of food items (NRC 2016).
- NGOs, UN agencies and SEMA⁵⁵ are key market actors, distributing food (NRC 2016).
- Traders are confident with their ability to access additional commodities and financial resources to meet an increase in demand in all the functioning markets (UNHCR 2017); within 7 days (NRC 2016); within a week in the event of a 25% increase in demand, 78.6 percent of traders (99 traders) in Borno will deliver adequate stocks (WFP 2017).
- Lack of capital, insecurity and high cost of transport are the main constraints affecting traders across the two north eastern states of Yobe and Borno. Among wholesale and wholesale/retailer traders in Borno State, the top constraint to trade is high cost of transportation while retailers are more concerned with insecurity (WFP 2017).
- Only 1 out of the 126 traders interviewed in Borno State are female. 77 percent (97 traders) of those interviewed in Borno State belong to a trader association (WFP 2017).
- The markets in Adamawa, Borno and Yobe states will respond fairly well to an injection of cash and supply should be able to increase with no anticipated increase in price inflation. At state level, large market chain players are key to responding to increasing demand for volumes and do not necessarily need price increases to achieve this (UNHCR 2017).

Scant secondary data is available on the low income housing market in the LGAs of interest. Anecdotal evidence from key informants indicates rent payment to hosting households and in some temporary shelters depending on the agreements made with landowners (see Annex 4 Box 1). Shelter working group analysis has not looked into the issue of rent payment in any detail. Prior to their implementation of their cash for rent programme NRC undertook a rapid market assessment that covered 3 communities in October 2016. Findings from the brief two-page report can be found in Annex 4 Box 2. The Household Economy Approach (HEA) urban baseline indicates rent increases due to the IDP influx⁵⁶.

Recommendations from these assessments include:

- Due to the current high inflation trend, the ongoing economic recession and the sluggish market conditions regular market and price monitoring should be undertaken to ensure the commodities are always available to beneficiaries at affordable prices (AAH 2015; WFP 2017; UNHCR 2017).
- Local market procurement for any supplies required by the agency should be undertaken to strengthen the capacity of the market traders (AAH 2015).
- Cash based interventions were seen as appropriate on the basis of the market assessments and should be implemented where possible (AAH 2015; NRC 2016; WFP 2017; UNHCR 2017).
- Strengthen trader capacity (including financial institution strengthening) and undertake long-term development by increasing household income (soap making, work based skills for youth, income generation activities etc.) (NRC 2016).

⁵⁵ State Emergency Management Agency

⁵⁶ Lewis R. and Anyaebu C. (2017) 'Displaced and host community livelihoods and food security, Borno State Nigeria' HEA Urban Baseline Report for Save the Children

2.5 UNHCR activities and strategy⁵⁷

Given the severity of the crisis in the North East, UNHCR is currently providing assistance to IDPs, vulnerable individuals within host communities and returning refugees within camps and host communities based on vulnerability screening data.

UNHCR is scaling up its operations in Nigeria in 2017 with an emphasis on: (a) reinforcing protection coordination through national and decentralized Protection Sector Working Groups, (b) strengthening community-based protection through vulnerability screening, response and advocacy, (c) improving camp coordination and camp management in newly liberated areas in partnership with existing stakeholders, (d) increasing protection-sensitive assistance in the sectors of shelter and NFI, specifically through the provision of transitional shelter and distribution of essential household items, (e) reducing recourse to negative coping strategies and stimulating livelihoods through cash-based interventions. In addition, UNHCR has continued to respond to the refugee dimension of the crisis in North East Nigeria through the provision of protection, reception services and assistance to returning refugees.

UNHCR Nigeria is exploring more opportunities for implementing cash based interventions for the sectors of shelter, NFI and livelihoods as well as exploring the feasibility of multipurpose cash grants for highly vulnerable households. In the medium-term, UNHCR Nigeria is considering how to link emergency assistance to recovery and development therefore the role MPG could play in facilitating durable solutions for returning refugees and IDPs could be of interest.

2.6 Current support provided by UNHCR and partners

UNHCR is delivering protection solutions in camps, host communities and returnee areas using cash and in-kind modalities (see UNHCR planned cash interventions in North East Nigeria Annex I, Table 2). This includes mainstreaming protection in humanitarian response to the most vulnerable populations identified through vulnerability screening, protection focused material assistance in shelter and NFIs and as a protection sector lead, strengthening coordination of the Protection Sector Working Group at state levels. Within its mandate, UNHCR is also implementing livelihood skills projects especially targeting IDPs/returnee's youth and women.

Agencies including UNHCR, NRC and Oxfam are involved the construction of transitional shelters (temporary shelters), provision of shelter materials, rehabilitation of houses and cash for rent⁵⁸. The provision of shelter support is often accompanied with securing tenancy agreements with state officials, landlords and community leaders to ensure that no rent is charged to IDPs for up to three years.

Other agencies providing support in various LGAs includes but is not limited to⁵⁹:

Organization	Sector
UNICEF	Health, Education
MSF	Health, WASH (water sanitation and hygiene)
IOM	CCCM (Camp Coordination Camp Management), Shelter, Protection, NFI (Non-Food Items)
NEMA/SEMA	CCCM and Food assistance

⁵⁷ 'Feasibility assessment of cash-based interventions for Internally Displaced Persons and Refugee Returnees in Borno, Yobe and Adamawa states of Nigeria' UNHCR 2017.

⁵⁸ NRC is the only agency implementing a cash for rent programme for over 900 vulnerable IDP households in Jere and Maiduguri. Households are identified using vulnerability criteria, including the risk of eviction. The rent paid by these households is subsidised by NRC, with payments made on a quarterly basis to landlords. Legal tenancy agreements are put into place, providing some security of tenure to these vulnerable households

⁵⁹ Refer to Humanitarian Response Nigeria for further information

<https://www.humanitarianresponse.info/en/operations/nigeria>

SCI	Child protection, livelihoods
CHAD	Protection
WFP	Food assistance
Solidarite International	WASH
DRC	Food, protection

3. Methodology

3.1 Assessment time frame

The assessment took place over a two week period from 3rd – 15th July 2017 that included secondary data reviews, training, data collection, analysis and reporting as outlined in Annex I, Table 3.

3.2 Assessment activities and tools used and samples size

3.2.1 MSMA tools applied

The UNHCR Multi-Sector Market Assessment (MSMA) companion guide includes 10 desk, marketplace and trader based tools to support data collection and analysis. A range of methodologies was applied to field based tools: one-to-one semi-structured interviews and questionnaires, focus group discussions with a range of market actors and key informants according to their market system (see Annex I Table 4 for a summary of interviews undertaken and key informants interviewed).

As part of the piloting element of the MSMA:

- The charcoal and core relief team utilised Kobo for market place and trader interviews, utilising two questionnaires (tool 3 and 7) as they appeared in the MSMA Companion Guide. The team interviewed up to four types of trader⁶⁰, the number of which varied according to the type of market visited.
- The water team modified the existing MSMA tools to make them appropriate to the market system and due to a lack of time to develop Kobo based questionnaires; they used paper-based versions of the questionnaires.
- The rental market team developed, tested, reviewed and updated data collection tools on a daily basis using lessons learned from their application due to a lack of appropriate tools within the MSMA⁶¹.

In both the rental and water teams, literature reviews of existing emergency market assessments and tools was undertaken and requests for input from specialists sought.

3.2.2 Sample size

Sample sizes across the market assessment teams varied and were in-line with MSMA Guidance (see Annex I Table 4).

- **Water and Charcoal team:** Trader sample size per visited marketplace was determined by the number of traders per core good/ service to enable a 'good enough' understanding of the supply chain, volumes, challenges and opportunities. An understanding of trader number per market place was established early in the assessment by interviewing market authorities and/or heads of the market/trader association.
- **Rental market:** In each community visited 80 – 100% of informal rental agents and 100% of community leaders were interviewed. Only a few households were interviewed to get

⁶⁰ Wholesaler, retailer, medium vendor and collector

⁶¹ Four tools were developed as part of the pilot, including Tool 0: Tenant Tool 3: Local Authority Tool 3: Community leader Tool 7: Landlord and Rental Agent

a broader sense of challenges faced by tenants and due to a limitation of resources in the team.

3.3 Market assessment team members

Data was collected by ICAS, a Nigerian consultancy company contracted by Save the Children to support the MSMA through the collection and analysis of data under the guidance and support of UNHCR staff. The majority of ICAS staff had participated in the BNA, a pre-cursor to the MSMA to the benefit of the assessment due to: (a) existing knowledge of the vocabulary and terminology being used, (b) knowledge of the locations under assessment and the key issues facing IDPs and (c) established key contacts within IDP communities could be utilised.

As seen in Annex I Table 5, teams had both male and female enumerators, were led by ICAS team leaders under the overall leadership of a UNHCR team leader. Both charcoal and core relief items and water teams had 7 team members. The rental team was smaller with 3 members due to (a) a smaller assessment area, (b) the departure of one ICAS team member and, (c) as the UNHCR Shelter officer was withdrawn due to workload and unforeseen priorities. Efforts were made to involve other agencies and sector specialists in the MSMA. Unfortunately this was not possible (see Section 3.4 below for additional information).

3.4 Challenges faced

A number of challenges faced in the market assessment teams. These included:

- e. **Utilising BNA data to understand the likely effective demand:** The BNA does not articulate needs per item or service – but according to category, which may include more than one item.
- f. **Security situation:** This resulted in a number of challenges namely:
 - Inability of UNHCR team leaders to visit markets and support the data collection process, tool testing and identification of areas of improvement. This resulted in the need to remotely manage the assessment teams.
 - Short data collection days due to security concerns and the need to undertake team briefing, analysis and preparation for the next day.
 - Most of the markets in Konduga LGA were excluded from the assessment due to security reasons and it was unsafe for the enumerators to visit those areas.
- g. **Remote management:** Challenges were exacerbated by the lack of market assessment expertise within the assessment team.
- h. **Absence of the Nigeria Pilot Coordinator seconded by CashCap:** This was due to hosting restrictions in the assessment and the support they would have provided including inter-agency coordination, market assessment team leadership. As the Nigeria Pilot Coordinator seconded by CashCap was due to lead an assessment team, their absence resulted in the lead consultant leading a team and providing overall support.
- i. **Lack of interagency and sector specialist involvement:** This was despite efforts by the Nigeria Pilot Coordinator seconded by CashCap and lead consultant.
- j. **Tool contextualisation and use of paper based data collection forms:** Water and low-income housing rental teams had to contextualise their tools which took time, as did the analysis of data collected using paper based formats due to a lack to time to develop these onto Kobo .

Low-income housing rental market:

- a. **Lack of information:** The informal low-income housing market is unregulated and managed at a community level. Decentralized and poorly regulated by local authorities, there is a lack of information at a local government authority level regarding the market.
- b. **Human resources and lower than ideal number of communities visited:** This was due to the loss of team members due to unforeseen work priorities.

Charcoal and core relief market:

- a. **Trader participation resistance:** This was felt due to humanitarian workers only collecting price data but not purchasing any goods. Assistance from the head of market/traders association or government authority overseeing the market facilitated data collection from traders.

Water market:

- a. **Locating vendors:** The water vendors were highly mobile and difficult to locate. Their need to work reduced their availability for long interviews.
- b. **Accessing government officials:** Key Informants in the State Ministry of Water Resources changed interview times and required the relevant consent documents prior to sharing technical information.

3.5 Assumptions made and rationale

Assumptions made in this assessment are listed below (Table 5) for consideration when reviewing assessment findings and recommendations.

Table 5: Assumptions made and rationale

Market system	Assumption	Rationale
All market systems	The findings and recommendations are only viable for the market places and core goods and services assessed.	The operational context in the three LGAs of Borno is very different to surrounding LGAs.
	The cash assistance provided would be used to purchase the items and services identified and assessed.	This assumption was needed to enable the calculation of potential demand on market systems.
	Within secure areas, IDPs will and are able to move from location to location to access the goods and services they need.	There are no restrictions on IDP movement to seek services, goods or accommodation required.
Water	Water quality was 'good enough' for household use including consumption.	As IDP households were purchasing the water and consuming it.
	It was assumed that the State Ministry for water resources would have an oversight role and triangulate data from vendors.	Due to the overall regulatory role of the State Ministry for water resources.
	It is assumed that price data information collected was standard for the different LGAs among the vendors interviewed.	UNHCR cash feasibility assessment (2017) indicated water prices across the LGAs as constant.
Low – income rental housing	The data collected is representative of the rental market across Jere and Maiduguri. Although information from key informants indicates this, there are likely to be some differences in the ranges and prices of units available in communities.	Due to the lower than ideal coverage of communities in this assessment, and degree of homogeneity across communities.
	The assessment team focused on the locations in which the majority of poor IDPs are renting accommodation, making the assumption that these would be the locations chosen by poor IDPs.	Middle class and better-off IDP households would not rent low-income housing units.

3.6 Protection issues, risks and concerns

Protection issues associated with reference market places and the specific market systems assessed include but are not limited to:

- Insecurity due to:
 - Insurgents targeting highly populated areas such as markets and IDP camps⁶². Trader and consumer security is continually at risk when markets are accessed to purchase items.
 - Cheaper residential areas being located close to the furthest place protected by the Nigerian Army.
- Public health risks arising from:
 - Water quality at time of use is questionable due to means of removal, transportation and storage, despite likely/ claimed potable quality at source. Water borne diseases pose a significant risk to local populations.
 - Lack of economic means results in IDP inability to meet basic needs (including potable water).
 - The rental of sub-optimal housing units that are incomplete structures with no/ very poor access to basic sanitation.
- Gender based violence risks arising from:
 - Firewood and water collection by IDPs, with specific risk to women and children.
 - IDPs share common toilet and bathroom spaces with other tenants, with no separate provision made for women and/or children.
 - Over-crowding and lack of privacy, a high number of adults sharing small living spaces carry risks related to gender based violence.

Additional, complementary assessments to analyse protection risks may be required depending on the intervention, risk analysis and feedback from monitoring systems.

4. Overarching Findings

Findings in relation to assessment objective 'To pilot the UNHCR Multi-Sector Market Assessment Companion Guide and Toolkit (MSMA) and collect learning on how the MSMA could be improved' are available on request.

Assessment findings in relation to market capacity to respond to CBI are presented in this chapter. The purpose being to understand if assessed core good and service markets could:

- Supply the commodities/ services identified as needed?
- Provide the required commodities/services at an appropriate price to address the needs?
- Respond to increased demand, if cash based interventions (such as multi-purpose cash grants (MPG)) are applied?

Therefore, provided is: information related to the: market place and rationale, key factors in the market environment and infrastructure, supply chain capacity and expandability to meet potential demand, trader support requirements and lastly, elements for further analysis.

4.1 Description of reference market place(s) selected

The multi-sector nature of the assessment resulted in a variety of market places identified (see Annex I Figure 1). As water vendors and rental agents operated at a community level, communities were the reference market places visited. In the case of charcoal and core relief

⁶² For example, in 2015 a bomb at Monday Market killed 19 people (<https://www.theguardian.com/world/2015/jan/10/nigeria-bomb-blast-maiduguri-young-girl-borno-state>) and a more recent attack in August 2017 <https://www.theguardian.com/world/2017/aug/16/suicide-bombers-kill-dozens-north-east-nigeria> (21/08/2017)

items traders operated in well established market places. The sections below summarise the descriptions of the market places visited, frequency, location, size and refugee access, wider market environment and infrastructure challenges and opportunities.

Community and market place selection criteria included: inclusion of markets in close proximity to those included in the BNA, knowledge ICAS enumerators (who participated in the BNA and are residents of Maiduguri and Jere), security and access considerations, team capacity and resources.

4.2 Market environment

The markets assessed had a few market environment aspects in common that influenced them (see market system maps in Annexes 2, 3 and 4.) This included but is not limited to:

- **Insecurity from on-going Boko Haram insurgency and associated negative impact on market access:** the impact of insecurity on the market is multifaceted and can result in loss of stocks, road blocks (increasing transportation times), reduced business investments, loss of business (no access to markets for 24 hours after any attack) and the continuous targeting of markets by the insurgents can result in fear of customers accessing markets. In comparison to the previous year, most charcoal and core relief interviewed traders observed a worsening access to storage facilities due to continuous bombing and burgling of warehouses and shops.
- **Lack of income and affordability affects IDP ability to access their basic needs including the goods and services assessed:** in relation to charcoal and water, most IDPs tend to buy water in small quantities due to a lack of cash and storage containers. In the case of charcoal this results in a higher household expenditure as the purchase of smaller amounts is less economically efficient than purchasing in bulk ⁶³.
- **Lack of investment incentives:** economic recession in Nigeria and depreciation in the value of the Naira (NGN) has created a disincentive for investment in services and infrastructure. Despite the availability of land, there are no economic incentives to construct low-income housing units due to the prevailing context of insecurity and high inflation.
- **IDP duration of stay and pressure on services:** the influx of displaced persons and economic migrants has effectively doubled the population of MMC and Jere, putting pressure on the existing infrastructure and services including water, education and housing. The duration of stay of IDPs is also unknown and largely depends on access to their places of origin and their interest in returning to these devastated areas.
- **Seasonality affects access, consumer demands for service and good and prices:** as seasonal rains compromised road quality, supply chain lead-time (re-stocking) could be negatively affected (see Annex I Figure 2). The demand for rental accommodation increases during the rainy season (July, August and September) as households seek refuge from seasonal rains. The months of the year in which households find the hardest to pay their rent include: rainy season months and religious festivals such as Ramadan and Christmas. Following the harvest in October, households find it easier to pay their rent.
- **Gender and lack of female participation:** the markets assessed were male dominated with a very few female market actors engaged either as owners of businesses or as employees.
- **Involvement of local authorities in markets in the guise of market authorities, LGA officials or water authority bodies:** trader associations were identified in the water, charcoal and core relief item markets providing a number of support functions (see Sections 5.2 and 6.2). In the case of low-income housing rental market, the regulatory function was held by the community leader – a quasi formal governing body in its own right (see Section 7.2).

⁶³ Lewis R. and Anyaebu C. (2017) 'Displaced and host community livelihoods and food security, Borno State Nigeria' HEA Urban Baseline Report for Save the Children

- **Transport costs and fuel prices:** increasing transportation costs due to a hike in fuel prices, from 85 NGN per litre to 145NGN per litre and rising inflationary trends (16.25%).

4.3 Market infrastructure

Market infrastructure features across assessed markets included the following:

- **Household income / economic capacity:** household income has a significant impact on purchasing power and access to basic services and income. Consider the following figures that highlight the significant deficit in income faced by IDP households:
 - Monthly family income, access to cash and employment all dropped significantly since the beginning of the crisis (BNA 2017 p.19)⁶⁴.
 - BNA assessed households had an average income of 15,000 NGN/month in Jere, and 22,000 NGN/ month in Maiduguri (BNA 2017 p.6).
 - A family of 7-9 members would require a cash of 99,000 NGN/month in Jere to meet basic needs, and 83,000 NGN in MMC (BNA 2017 p.19).

Potential MPG intervention risk: lack of household income to meet basic needs could result in any MPG (in which target households are expected to rent type of housing unit assessed) to be utilised to meet prioritised needs such as food, as opposed to housing rental. This is not a risk of the market system under assessment – but a potential risk related to the intervention that should be further analysed.

- **Financial services:** market actors bemoaned the lack of access to financial services. Access to loans requires personal contacts and collateral, both of which are hard to obtain. Even if loans were available now, it is unlikely that there would be investments made in the low-income housing sector.
- **Majority of payments are made in cash:** in all market assessed, the majority of payments are made in cash. Of all traders interviewed, only 1 trader cited debit/ credit cards as a common method of payment with the majority handling cash. Findings from charcoal and core relief item trader interviews demonstrate this:
 - 54% of traders have a bank account. In the past, 6% had a bank loan and 7% used mobile money.
 - 45% of traders access credit from their suppliers and 61% of traders provide credit to those they supply.

4.4 Description supply chains linked to reference market place

In this section of the report, supply chains that are linked to the reference market places are described, their strengths and weaknesses outlined. Referenced market system supply chain maps are available in Annexes 2, 3 and 4.

4.5 Supply chain expandability and ability to meet demands

The capacity of the market systems to expand and increase the demand created by a cash intervention is discussed in this section, with reference to the targeting scenarios discussed in Section 1.3. In the case of charcoal and core relief items, the cash intervention would have a positive impact on business with 86% of traders declaring that new market actors/ traders would appear if sufficient demand were created.

4.6 Trader support and links to livelihood programmes

The section below lists activities to improve market place(s) and support trader(s) capacity to increase supply. It should be noted that the viability of activities depends greatly on the context and the rate of IDP resettlement and/ or protracted displacement.

⁶⁴ For more information on the impact of the crisis on income, see BNA report, section K, Statistical Results for Household Economy and Livelihoods.

4.7 Risks and mitigation activities

The assessment teams identified a number of risks and mitigation activities, as can be seen from the summary below in Table 6 (see Annex 1, Table 6 for additional risks).

Table 6: Risks and potential mitigations actions

Risks	Potential mitigation actions
Increased insecurity and targeting of market places results in reduced consumer access, decreased supply chain capacity to re-stock core items that results in longer lead times, higher prices and higher demand (due to increased number of IDPs).	Monitor the situation and liaise with relevant Government bodies. Support the warehousing of items in high demand and the identification of alternative supply routes as preparedness measures.
Increase in in-kind assistance undermines supply chains and creates a trade disincentive reducing the availability of goods and services required and the capacity of the market to respond to CBI.	To support and strengthen markets, advocate for the use of cash assistance where feasible, appropriate and secure. Where CBI is not possible, advocate for local procurement of goods and services.
Protracted increased demand for water puts pressure on the existing boreholes, which may lead to their break down due to over use and, exhaustion of underground aquifers.	Create water user associations to oversee maintenance of the boreholes. Undertake analysis of underground aquifer capacity.
Lack of economic capacity, legal tenancy agreements and associated awareness of rights, results in insecurity of tenure and threat of eviction.	Where possible and feasible, income generation activities should be implemented alongside cash assistance, use of local dispute resolution structures, provision of legal tenancy documentation and sensitivity and awareness raising to tenants regarding their rights.
If CBIs are provided to IDPs, the lack of supply and market elasticity within the low-income rental market could result in an increase in rent, and the poor local households being 'priced out', causing social tension.	Targeting specific communities to ensure assistance provided is spread across the community with support from community leaders in managing the risk.

5. Findings on the Charcoal and Core Relief Items Markets

5.1. Charcoal and core relief item market: Reference market places

To purchase charcoal and core-relief items IDP and local households frequent 'traditional' market places. Small roadside kiosks can be frequented to purchase charcoal – however – to enable a good understanding of the supply chain market places were targeted. These market places are well established with shops and or stalls within or close to a demarcated area. Nine reference markets were visited in the LGAs of MMC and Jere (see Annex 2 Table 1). Konduga markets could not be visited due to security concerns, with only one market place visited (Dalori market). The market places visited were in close proximity to IDP populations assessed in the BNA. The majority of traders interviewed had over three years of trading experience.

All the markets are accessible to IDP and host communities on a daily basis. Over the last 12 months changes in the number of people visiting the market places was noted (see Annex 2

Figure 1), with five having seen an increase⁶⁵ and four markets a decrease⁶⁶. These changes were attributed to a range of factors including IDP influx, access, and availability of choice and, favourable/ dis-favourable security issues.

Of surveyed market places, market place infrastructure problems identified included poor warehousing, drainage, toilets and stalls/ stands. With regards safety and security issues, toilets and access roads were identified as potentially problematic.

5.2 Charcoal and core relief item market: Market environment

In addition to common factors identified above, the following factors play a key role:

- **Rental costs:** The main challenges affecting traders (wholesalers and retailers) across the markets visited included the high cost of rent for shops and warehouses.
- **Market authorities:** All the markets visited had market authorities (appointed by the local council of that LGA) that oversaw them and LGA officials appointed to supervise market activities, allocate shops to traders, settle disputes between traders or trader and customer disputes, ensure security and clean environment and in some cases serve as revenue collectors for the LGA in that market.
- **Trader associations:** The markets also had trader associations that served as an umbrella body for the different trader categories present in the market, with most of the traders having membership to one or more association. Some of the trader associations performed similar roles to the market authority but others did more by also regulating prices of items and giving sanctions to traders that break laws. In addition to the involvement of trader associations in the determination of prices, the traders themselves and those they sell to have an influential role. The role of trader associations according to the traders included (in order of highest recognition):
 - Solving problems and disputes with customers,
 - Ensuring a good trading environment,
 - Providing licenses to traders,
 - Ensure mix of goods are available in the market,
 - Collection of trading fees,
 - Regulating market prices.

Almost all of the traders interviewed belong to a trader's association and have valid trading license.

- **Male employees and owners:** The majority of traders are male. Most of the traders manage their businesses themselves but few have employed people (mostly men). Although the lack of female shop owners was seen to be due to culture/tradition of the area, no restrictions existed on women accessing markets.

5.3 Charcoal and core relief item market: Infrastructure

In addition to elements identified above, the following elements are present in this market:

- **Use of shops for trade and storage:** Most of the traders interviewed sell their goods from shops (not stalls or stands) and currently rent their shops. Shops are used for the storage of goods with some traders having additional storage facilities. Shops are mostly located inside the formal market or on the main street.
- **Transportation and roadblocks:** One of the main challenges affecting traders (wholesalers and retailers) across the markets visited included the high cost of transportation. High transportation costs are due in part to the time taken to pass through security checkpoints (as part of counter insurgency measures imposed by the Nigerian Army and Police) and bribes that are paid to officiating parties. Low numbers of good quality vehicles available for long distance haulage also adds to costs, as breakdowns are frequent and expensive.

⁶⁵ Moduganari Market indicating an increase in customers of 70%

⁶⁶ Yan Doya showing a decrease of 50%

- **Lack of capital and credit:** Additional challenges included the lack of capital including credit, lack of low interest loans, taxation payments, low customer purchasing power and, insecurity.

5.4 Charcoal and core good market: Supply chain

Most of the traders in the assessed market places rely on Monday Market⁶⁷ and regional markets of Lagos market, Kano, Jos, Bauchi and Niger regional markets for their supplies. The largest stocks of charcoal and core relief item are in Monday market, Custom market and Gamboru market.

The supply chain in MMC and Jere is intact, functioning well. Poor security in Konduga (high number of bomb blasts, kidnapping and Boko Haram attacks on local communities) has resulted in a vulnerable supply chain, with the supplies of goods occasionally cut off and the re-location of traders to safer places.

Despite changes in the number of customers frequenting the markets in the last 12 months, only three markets⁶⁸ out of ten mentioned a decline in consumer demand, one reason for which was the provision of aid assistance. Traders noted an impact of humanitarian response on their businesses indicating fluctuations in demand, security problems and price increases as some of the consequences.

Over the last 12 months there have been changes in the number of retailers and wholesalers in the market places visited (see Annex 2 Figure 3), with the number of wholesalers involved in all commodities apart from blankets and charcoal increasing and, the number of retailers (apart from those involved in sleeping mats and charcoal) decreasing. This trend could be due to the insurgency that has influenced trading behaviour⁶⁹.

Price data indicated seasonal fluctuations in price across the year for some items more than others (see Annex 2 Figure 4), with increases in price for mosquito nets, charcoal, slippers and blankets correlating with the rainy season months.

5.5 Charcoal and core relief item market: Integration and competition

This market is competitive and integrated. Competition in the market place for these items was evident by the number of traders involved in the same business (see Annex 2 Figure 5), with more than 20 traders in most cases. The number of new traders entering the market shows the establishment of new businesses (estimated at 18% on average) with 7% of interviewed traders having less than one year's experience, and 25% having between 1 and 3 years experience. Ownership of more than one shop was not uncommon with 16% of interviewed trades having more than 3 commercial locations.

Market integration as indicated by price variations across markets (some of which act as supplier markets for example Monday market) illustrates a well-integrated market with similar trends in price and volume increase across commodities. Monday market is the main market in Borno State providing supplies to other markets in the State. Majority of the markets rely on Monday market for supply of CRIs and to some extent charcoal which is also produced locally. Seasonal fluctuations in prices are evident across markets, with the impact on household budgets reported in the BNA⁷⁰, and are not just isolated cases that could indicate

⁶⁷ The largest market in NE Nigeria.

⁶⁸ Gamboru market, Muna Garage and Tashan Bama Market

⁶⁹ Changes in wholesaler and retailer numbers was also noted in a market assessment and was attributed to due to increased operational costs ('Maiduguri Market System Assessment' (draft report), NRC 2016).

⁷⁰ The most expensive months of the year on average are June, July and August due to the rainy season and the increase in transport costs. The food basket is more expensive during rainy season, and expenses especially increase for health care and drugs (increased cases of diseases) and shelter/housing or shelter commodities

poor integration. Pre-positioning seasonally demanded goods and services could ease these price changes, amongst other mitigating actions that could be further researched (see Section 5.8).

The difference in price for core goods between the timeframes now and programme intervention period indicate negligible changes in price (between 1 and 40 NGN⁷¹). The main reasons behind changes in price and volumes traded include: increased demand from customers and increased number of customers, including displaced populations.

Note: further analysis of markets in Konduga would be required as data collected in Konduga is not conclusive regarding levels of competitiveness and integration.

5.6 Charcoal and core relief item market: Key conclusions related to market expandability

Interviewed traders stated that the markets would be able to respond to needs created by a cash intervention. Furthermore, in the event of a 30% increase in demand from a potential MPG cash intervention, most interviewed traders stated that they would be able to respond delivering this increase in stock within one to three days (see Annex 2 Figure 6). Price increases in the event of such an intervention seem to be unlikely with the majority of traders indicating that they do not think that there would be significant price increases at all or for longer than 3 months (see Annex 2 Figure 7). To reduce any likelihood of price increase, communication with traders regarding the cash intervention is necessary to enable pre-positioning of commodities and inform key suppliers (see Section 5.7 below).

Annex 2 Table 2 indicates the quantities needed per Scenario compared to the current and expanded supply chain volumes, it is clear that the supply chain would need support to enable the supply chain to respond to demands in Scenario 2 in particular, especially in the case of charcoal. Considering the size of Nigerian markets, the scale of demand in these scenarios compared to overall demand in Borno State and nationally it is likely that the supply chain would respond given sufficient stimulation and time. For this reason, the trader support interventions listed in Section 5.7 should be considered closely and the caseload of CBI should grow gradually.

Traders were asked what they thought IDPs would purchase if provided with cash assistance. In response traders indicated that 30% of the cash would be spent on food, 20% of household items, 14% on clothing and 12% on fuel (such as charcoal and kerosene). The majority of traders did not think there would be any security concerns with cash being provided to IDP households. Only 9% of traders thought that a cash intervention would increase insecurity mainly due to the lack of police/ armed guards in the market place and the prevalence of thieves.

5.7 Charcoal and core relief item market: Trader support

Core relief item and charcoal traders should be informed of the cash intervention to better prepare themselves and their supply chains. Additionally, traders will require support to enable them to increase their capacity and meet increased needs arising from a cash intervention.

79% of traders said that they could increase their supply of goods by 30% with some support. 21% said that they could not increase their supply by 30%. Support required included:

- Financial support – especially access to credit,
- Warehousing/ storage of goods,
- Access to transportation services,

(repairs, protection). At the peak of the dry season during the first trimester, higher prices are reported for energy, food, health, hygiene/sanitation, water and transport' BNA, Okular Analytics (2017 p20).

⁷¹ 40 NGN = 0.12 US\$ <https://www.oanda.com/currency/converter/> 21/08/2017

- Improvement of roads,
- Store and market place improvements,
- Improving market security.

Interestingly, the enumerators undertaking the trader interviews had the opinion that: 59% of the traders would need support to enable their business expansion to meet the needs created by a cash intervention and, 31% would not need support.

5.8 Charcoal and core relief item market: Further analysis

Areas that require further analysis includes:

- Due to the high demand for charcoal and the environmental impact caused by its production and use, further analysis into reducing the environmental impact of charcoal production (including locally sourced charcoal) and utilisation would be required. Potential complementary activities could include the provision of fuel-efficient stoves (that could be manufactured locally as a livelihood income generation activity), training in fuel-efficient cooking methods and, alternative reliable and affordable fuel sources.
- Seasonal fluctuations in prices are evident across markets, and are not just isolated cases that could indicate poor integration. Research into mitigation actions should be undertaken to ensure the purchasing power of the CBI received by targeted households is not unnecessarily affected by seasonal fluctuations.
- Further analysis of markets in Konduga would be required as data collected in Konduga is not conclusive regarding levels of competitiveness and integration.

6. Assessment findings: Water

6.1 Water market: Reference market places

The water reference market place is at the community level where water vendors sell their water on a daily basis (either from a fixed location or by walking through the community). The reference market places are readily accessible except in certain areas during the rainy season, when access can be limited depending on the quality of the infrastructure. In total, 11 reference market places/ communities were visited in MMC, Jere and Konduga (see Annex 2, Table 1 for a list of communities visited).

Water was available in the key markets assessed and in substantial quantity, with an average productive yield of 4 litres per second per borehole (see Annex 2 Table 2). The markets are accessible with no specific days or time with the vendors operating as long as the boreholes are functioning, selling water throughout the day.

6.2 Water market: Market environment

In addition to common factors listed, the following market environment factors play a role.

- **Regulatory bodies:** as can be seen in the market system map Annex 3 Figure 1, the State Ministry of Water Resources oversees and controls the drilling of all boreholes and the billing of water vendors within MMC, Jere and Konduga. Water vendor associations regulate water prices and other operational issues at local level. Since the Boko Haram insurgency, this has included vendor coverage of communities to ensure access to water services and, to limit the entry of unknown vending agents into communities.
- **Seasonality:** affects the water market in a number of ways including:
 - Access: transportation of water to consumers along waterlogged roads is a challenge
 - Demand varies according to season: for example as households can harvest rainwater for domestic purposes, demands tend to be lower during the rainy season (April through to September). Demand increases in the dry season (late October to March).

- Replenishing water levels: Rainfall is vital for replenishing underground aquifers and the River Yadzaram, which is used by the MMC water treatment plant. IDP households in close proximity to the river also use the water for washing and bathing purposes, but not for drinking.
- Seasonality also affected the water market, in that during the rainy seasons, most water vendors, who were predominantly from outside of Borno state, returned back to their farms to carry out crop farming, and only returned back during the lean season.
- **The price of water sold by water vendors and cart pushers:** depends on the distances travelled (higher price for greater distances) and the price of fuel.
 - For example: One cart of 14 jerry cans (20 liters each) costs between 20 to 50 NGN⁷² from the borehole owner. This is then sold at 150 to 300 NGN⁷³ to consumers distance depending.
 - In some locations, especially in old areas of MMC, water vendors purchase their water from the water treatment plant and government boreholes for a fixed monthly fee of 500 NGN⁷⁴ per month for an unrestricted quantity of water – although water supply cuts are not unknown.

6.3 Water market: Infrastructure

The market places were characterised by a number of infrastructure related factors and challenges that influence the quality and quantity of water available for sale. These include:

- **Unhygienic infrastructure used for water extraction and transportation:** from boreholes and sold including the use of recycled water containers that are not sterilised between use (see Annex 3 Photographs).
- **Basic transportation methods and poor infrastructure:** hand drawn carts are used to transport jerry cans along poor quality road infrastructure reduces market access during seasonal rains. Water vendors rent carts for which they pay the owners on a daily basis from sale of the water. Water vendors can fit 14 jerry cans (of 20 litres each) on their vending carts. These carts are then pushed to communities where consumers purchase water by the jerry can. The consumer empties the water into his or her own containers, returning the jerry can to the water vendor (see Annex 3 Photographs). Water vendors using carts buy water from both private and public borehole owners to sell to the IDPs and the wider community.
- **Infrastructure and distance:** influences the seasonal accessibility of the water market (see 6.2 and 6.4), with the prices water linked to the distance travelled by the vendor.
- **Water tanks:** Most boreholes utilise overhead tanks with an approximate capacity of 25000litres.
- **Lack of financial services and credit:** although there are no formal credit institutions to support the water vendors, they do access credit services from the borehole owners who are the water ‘wholesalers’.
- **Availability and seasonality of labour:** during the rainy season most of the cart pushers/water vendors travel out of Borno state to their states of origin to farm. They are replaced by alternative local labour. The capacity of the market to operate is not affected, neither is the cost of service.

6.4 Water market: Supply chain

As indicated in the market system supply chain (see Annex 3 Figure 1), the following elements can be seen in the supply chain:

⁷² 0.06 – 0.14 US\$ <https://www.oanda.com/currency/converter/> 22/08/2017

⁷³ 0.43 – 0.85 US\$ <https://www.oanda.com/currency/converter/> 22/08/2017

⁷⁴ 1.42 US\$ <https://www.oanda.com/currency/converter/> 22/08/2017

- **Borehole efficiency and functionality:** 20% of public boreholes⁷⁵ are not functional and require maintenance including new pipes. In contrast, private boreholes are functioning to capacity. Public boreholes depend heavily on electricity that is not always available. Private boreholes use both national grid electricity and generators as and when required. Therefore fuel availability and access (due to prices) for borehole owners using generators can be a challenge. Boreholes are the main cheap source of water for the vendors. Public boreholes are preferred since they charge less compared to private boreholes. Secondly, public boreholes open for service from early morning to late evening, enabling vendors to work longer hours. Some IDPs purchase water directly from the boreholes, especially those that live close to these boreholes
- **Municipal treatment plant:** the plant serves piped water to households in Maiduguri only (for an approximate monthly bill of 500 Naira) and even though some households do sell this water to vendors, the numbers are minimal and only within the municipality and not toward the outskirts and where the camps are located. Private companies especially those manufacturing bottled water also have their treatment plants – this type of water is not purchased by IDPs.
- **NGO boreholes:** consumers living in formal camps and settlements receive water from boreholes drilled by international aid agencies (NGOs).
- **River water collection:** consumers in Jere and Konduga living close to Yadzaram River collect water for cleaning purposes directly from the river.
- **Water vendors:** Men from very poor households are typically involved in water vending. Carts and jerry cans tend to be rented from wealthier households in the community for a fee. Water vendors pay the borehole owners to fill up their jerry cans and then they push them through the community on a daily basis selling water⁷⁶.

6.5 Water market: Integration and competition

The water market is competitive and integrated with public (State) and private actors engaged in the market. Competition is evident by the number of actors involved in the same business, indicating no evidence of a monopoly or single vendor dominating the system.

The constant demand for water from local residents and IDPs has put pressure on a market that will require assistance to maintain its high level of service delivery, especially State and humanitarian agency provided boreholes that provide cheaper water. The investments would be to strengthen supply and, to stimulate/support demand. Additionally, non-targeted CBI recipient households would benefit from greater availability of water at cheaper price.

Prices of water are regulated by the water vendor associations and are relatively stable across the assessed LGAs influenced by the price of fuel and the proximity of customers to the water sources (boreholes). The State Water Board regulates the price of the piped water to households in MMC. Water sold from public boreholes tends to be cheaper than private boreholes where investments in generators, water pumps and such like equipment have been made.

6.6 Water market: Key conclusions related to market expandability

The insurgency and influx of displaced persons and economic migrants has effectively doubled the population of MMC and Jere, putting pressure on the existing infrastructure. To date, no complaints regarding water access have been reported, hence signifying the capacity of the existing boreholes to handle expandability to meet the demand of an MPG.

⁷⁵ Confirmed by the State Water Board engineer in Borno

⁷⁶ Lewis R. and Anyaebu C. (2017) 'Displaced and host community livelihoods and food security, Borno State Nigeria' HEA Urban Baseline Report for Save the Children

However, current demand being placed on the water market for the targeted households is equal to 58% of their needs. A further 42% of water would be required to meet Sphere Standards for household water consumption and domestic use.

In consultation with the relevant water bodies, the findings indicate that:

1. As demonstrated in Annex 3 Table 3, despite the expandability of currently utilised boreholes to service the communities assessed, there would be a shortfall in water would be experienced in both Scenario 1 and 2. However, trader consultations indicate that additional water vendors from neighbouring communities (that utilise additional boreholes) would likely provide services where deficits were experienced. Therefore, the inclusion of additional water service providers from neighbouring communities would help to breach this gap.
2. The supply chain capacity to meet the demand of the target populations could be compromised where there is a break down in infrastructure, which usually occurs due to technical issues. Therefore, a number of trader support mechanisms would be required to enable expandability (see Section 6.7).
3. Currently, there are 56 productive Government boreholes 56. With the numerous private boreholes, the supply would definitely meet the demand even with increased extraction. However, assistance in maintaining this level of extraction would be required as well as long-term analysis of the impact of water extraction on groundwater aquifers.

6.7 Water market: Trader support

An increase in demand would mean that the pump machines would need to run longer and therefore, it is likely that they would require regular service and change in parts. Therefore, recommended market support activities include:

- Establishment of water vendor associations to strengthen capacity and promote supply chain efficiency.
- Establishment of water cooperatives⁷⁷ (water vendors)
- Infrastructure rehabilitation and livelihood skills training where borehole owners would be trained on pump maintenance after the formation of cooperatives that would also go a long way to help with the re-integration⁷⁸.
- Infrastructure rehabilitation (potentially via cash for work activities) in collaboration with the relevant water authorities with the objective of improving infrastructure and increasing the purchasing power of targeted households.
- Cash grants to water cooperatives for the purchase of vital equipment and payment of maintenance to improve borehole water extraction efficiency.
- Cash grants start-up kits and skills training (on water storage quality issues for example) for water vendors.
- Promote water quality at source, during transportation and at the consumption level, by:
 - o Undertaking analysis of target household knowledge attitude and practice regarding water storage methods,
 - o Analysis of water supply chain from a quality perspective to identify opportunities to improve and maintain water quality,
 - o Provision of trainings on water quality for all market actors; from borehole owners to targeted households.

6.8 Water market: Further analysis

Areas that require further analysis includes:

⁷⁷ Cooperatives just refers to collection of water vendors as a group for economic activity expansion

⁷⁸ Some IDPs displaced from other LGAs but would still resettle in MMC, Konduga and Jere if facilitated by the state (with provision of land and assistance)

- Protracted increased demand for water puts pressure on the existing boreholes, which may lead to their break down due to over use and, exhaustion of underground aquifers. Further research into ground water capacity (in close collaboration with local water authorities) is needed to ensure that a sustainable approach to water provision is undertaken within the humanitarian community.
- As the assessment mainly focussed on water availability and not water quality, it would be important to assess the quality of the water purchased at different steps of the market chain to assess where the greatest risks to water quality lie. In connection to this, a Knowledge Attitude and Practice analysis and subsequent action plan to improve household and water market actor management of water quality from source to consumption.
- Assess the potential of replacing the in-kind provision of jerry cans, water purification tablets and other water storage items through a cash assistance programme.

7. Assessment findings: Low-income Housing Rental

7.1 Low-income housing rental market: Reference market places

The informal low-income housing rental market operates at a community level. There are no specific market day/ days. The market is controlled by the community leader who is a form of gatekeeper⁷⁹ in this insecure context due to the need to control on who resides in their community.

Five communities were selected and visited over the assessment period considering advice from a key informant⁸⁰ regarding locations in which there was a high proportion of poor IDPS renting housing unit.

The communities in which the majority of IDPs are locating themselves and renting housing units tends to be determined by price (affordability), proximity to friends/ family and relatives and, access to services. Annex 4 Table gives an overview of the visited communities.

These communities tend to be either:

- Peri-urban low income, high density communities where cheap housing is available, and there is some access to basic services
- Rural locations where due to the availability of space, cheap (incomplete) housing is available, but access to basic services can be more limited

7.2 Low-income housing rental market: Market environment

As illustrated in the market system map Annex 4 Figure 1, key market environment factors influencing the market system are:

- **High demand for low-income affordable housing forces IDPs into sub-standard housing:** the demand for low-cost rental accommodation has increased in the last 10 years, especially since the influx of IDPs (2014, 2015 and 2016 were the main years of IDP displacement)⁸¹. Demand for affordable low-cost housing has pushed IDPs to settle in sub-standard housing structures⁸² in relatively insecure locations.
- **Insecurity of tenure:** tenants are provided with either a verbal or written agreement. Written contracts are signed by a witness and community leader, are not legally binding and do not protect tenants from forced eviction. The contracts tend to stipulate: the names of the landlord, tenant and rental agent, the amount of rent to be paid per month

⁷⁹ Gatekeepers are people or structures that control access to something, such as information or services.

⁸⁰ Elizabeth Mshelia (NRC ICLA (Information Counseling and Legal Assistance) Project Officer.

⁸¹ IDPs seeking accommodation are still arriving in communities however, generally speaking, the number of IDPS entering the communities has decreased, when compared to 6 months or 12 months ago. IDPs tend to move from one community to another, moving closer to urban areas seeking employment opportunities. Community leaders do not think the decrease is due to re-settlement.

⁸² of the value 1,000 and 1,500 NGN/month (below required specification)

and the means of payment. Some tenants are required to pay a deposit and some may have to pay several months of rent in advance.

- Community leaders play a vital role in settling disputes between tenants and landlords and, in protecting tenants from forced evictions, in many cases mediating between landlords, tenants and their family/ relatives to reach an acceptable solution for both parties⁸³.
 - Tenants who face difficulty in paying rent borrow money from relatives. Landlords will commonly give a few months grace period before demanding rent and proposing eviction.
 - Improvements to housing stock are associated with rent increases, creating a disincentive for tenants to request improvements.
 - The number of forced evictions varied across communities. More commonly households are unable to renew their tenancy agreements and are forced into a cheaper form of housing, temporary settlements.
- **Insecurity, influxes and movements of IDPs:** IDPs are quite dynamic moving between and within communities depending on the security situation and their economic status. IDPs were reported to feeling safe in the hosting communities and no social unrest was reported with IDPs feeling part of the wider community.
 - **Town planning policy ‘relaxation’:** the implementation of policies related to town planning have been relaxed due to the insurgency and influx of displaced people to enable their resettlement. Town planners are concerned that slum like conditions may be forming in some low-income high-density areas due to insufficient control. The population density in urban high-density housing areas is exacerbated by the concentration of IDPs and tented settlements in these areas. Access to services, especially water and electricity are a particular worry as are the public health risks associated with such conditions⁸⁴.
 - **Overcrowding: household size and number of rooms per household:** large households find it harder to access rental accommodation, with landlords saying that such households ‘will fill up their toilets faster’ – i.e.: the more people living in the household, the faster the latrine will fill up. Overcrowding is a common problem with multiple household members sharing a small space⁸⁵.

7.3 Low-income housing rental market: Infrastructure

Key elements of the market infrastructure are:

- **Household income / economic capacity of the potential tenant:** the ability of a household to pay rent is a key determinant to their access to rental accommodation. Lack of income and the affordability of rental properties underlines why the majority of IDPs chose to reside in tented settlements or with host families.
- **Availability of affordable low-income housing:** although a range of rental units specifications are available for rent (see Annex 4 Table I), there is a chronic shortage of affordable low-income housing in the LGAs assessed. IDPs as well as poor local residents seek this type of housing.
 - In the communities assessed: IDPs are renting 46%⁸⁶ of available units of the specification assessed and 64%⁸⁷ of available sub-optimal units⁸⁸. The host community rents the remaining 54% of housing units of the specification assessed. There is very low to no availability of vacant units of the specification assessed.

⁸³ In Wudiya community the community leader facilitates the weekly (usually Friday) taxes to raise money to pay for failing IDPs tenants. In other communities leaders request financial support from more economically resilient community members.

⁸⁴ A new urban plan is urgently required to enable the provision of green spaces that could be utilised if future displacements occur. The last Maiduguri urban plan expired in 1976.

⁸⁵ Of households interviewed, on average 10.5 people rented and shared 1.8 rooms. Tenant households included multiple generations and both male and female members

⁸⁶ This ranges from 80% in Muna'daalati 1 and 25% in Muna'daalati 4

⁸⁷ This ranges from 100% in Muna'daalati 1 and 0 in Kusheri

⁸⁸ Below the specification used in this assessment, that tend to be incomplete houses.

- The cost of housing is generally considered to be affordable⁸⁹ when it equals no more than 30% of household income, including expenditures for utilities, assuming that the standard of housing is appropriate. As seen in Table 7 below, compared to approximate household income, the value of the survival threshold seems to enable affordable housing (depending on the costs of services) for 2 units of the specification assessed – however, the basic standard of these housing units should be kept in mind. The reality is that households are not living in adequate conditions, with required basic utilities and services and, are experiencing a significant deficit of household income. The lack of affordable housing and insufficient income is forcing IDP households to live in very challenging accommodation

Table 7: Rent as a percentage of survival thresholds

Population group	Income		Rent amount: 4,000 NGN ⁹⁰		Rent amount: 5,000 NGN ⁹¹	
	Approximate HH income NGN (BNA ⁹²)	Survival threshold monthly value NGN ⁹³	Rental cost as % of threshold	Rental cost as % of actual income	Rental cost as % of threshold	Rental cost as % of actual income
Very Poor ⁹⁴ / IDPs	18,500	27,704	14%	22%	18%	27%

- **Currently the building and construction sector is not active in low-income, high density areas:** construction is taking place in middle and upper class areas where the influx of NGOs and UN agencies has created a demand for good quality and secure housing and office space. At present the only on-going low-income housing developments in MMC are incomplete and are housing IDPs.
- **Land tenure policies and availability of land for construction of rental properties:** in all communities assessed, there was availability of land for construction. Within a given community there is government owned land, individual, customary and community land. The community leader has oversight over customary and community land – both of which can be used for the construction of housing. The community leader signs land sale agreements as a witness. Although this agreement is not ‘legal’ per se, if a legal title deed is required, the Local Government office has to be approached to gain a certificate, or a ‘customary title’. The ‘control’ of community land comes under the jurisdiction of the Community Leader as he has overall oversight of the community. He is the first point of contact for any significant transactions or transgressions in the community.

7.4 Low-income housing rental market: Supply chain

As indicated in the market system map (Annex 4 Figure 1), the key actors in the supply chain work well together, with no breakages or weaknesses in their relationship.

⁸⁹ When a household pays more than 30% of their income on rent and utilities, they are considered “burdened”, and when they pay more than 50%, they are considered “severely burdened”. New measures of affordability include the cost of transportation.

<https://www.cob.org/documents/planning/community-development/consolidated-plan/2017-chapter3.pdf>

⁹⁰ Based on maximum cost of 2 units in a rural area of 1,500 – 2,000 NGN per unit per month

⁹¹ Based on maximum cost of 2 units in a peri-urban area of 2,000 – 2,500 NGN per unit per month

⁹² BNA, Okular Analytics (2017 p6). Average income from Jere and MMC used. ‘The average income levels of assessed households: 15,000 NGN in Jere and 22,000 NGN in MMC.

⁹³ Lewis R. and Anyaebu C. (2017) ‘Displaced and host community livelihoods and food security, Borno State Nigeria’ HEA Urban Baseline Report for Save the Children

⁹⁴ HEA baseline report: Lewis R. and Anyaebu C. (2017) ‘Displaced and host community livelihoods and food security, Borno State Nigeria’ HEA Urban Baseline Report for Save the Children

- **IDP households:** on reaching a community IDP households are referred to the community leader irrespective of their point of entry or lines of enquiry regarding potential rental accommodation. Each actor (landlords and rental agents inclusive) has to ensure that the community leader has screened the potential tenant. Types of IDP households seeking low-income rental accommodation tend to be: traders, labourers, farmers and local government staff, households with a fairly regular and reliable income source.
- **Community leaders:** these semi-legal entities are essentially the gatekeepers of the rental market, especially during the IDP influx as they have a number of key responsibilities that are linked to the safety and security of their community. In addition to having oversight over access to rental property, the buying /selling of land and housing, they are responsible for:
 - The vetting of newly arrived IDP households; ascertaining and checking provenance, involving the Civil Defence Force, immigration and police if there is any doubt over IDP household security status.
 - Ascertaining the economic capacity of the IDP household, and on the basis of this, recommending types of accommodation within their means. On the basis of this assessment, the community leader either introduces them to land owners (for formal / informal tented settlements), informal/ voluntary rental agents or landlords (for rental accommodation). In the case of hosting households, newly arrived IDPs still have to be introduced to the community leader and vetted. The community leader even helps to track and direct the arriving IDPs to their friends and relatives, if required.
 - No documents are required to access rental property, just a satisfactory screening from the community leader.
- **Landlords:** these actors either live locally within the same or neighbouring community or in Maiduguri town. Properties rented out tend to be investment properties that were built before the economic downturn and prior to the insurgency. Landlords are commonly successful farmers, trades people, businesspersons and community leaders. Most landlords rely on their rental agent to collect rent from tenants and manage any issues related to maintenance etc. A few landlords live the same compound as their tenant, a phenomenon that has increased as households seek additional income sources.
- **Informal and voluntary rental agents:** these largely male actors tend to rely a number of income sources in addition to the rental market. Voluntary agents do not expect any payment for their services from households seeking rental accommodation, but will expect some payment from the landlord. In contrast, informal agents will expect payment from both the household and the landlord for their services. Informal agent coverage can be local or across a number of communities. It is not uncommon to find a number of agents working in a given community. The number of agents in a community largely depends on housing stock and the dynamism of the rental market.
- **Formal rental agents:** these legal entities with ties to legal associations such as the Nigerian Bar Association rarely engage in the low income housing market and only contact informal agents if they are looking for land within that community.

Relationships between actors

- **Community leader manages relationships across all actors:** as a facilitator of IDP accommodation, witness to most tenancy agreements, moderator and authority when disputes occur, the community leader plays a vital role.
- **Formation of rental agent associations:** the need to maintain a control over in-coming and out-going IDPs and resolve increasingly competitive behaviour between rental agents (due to stagnation in the rental market) has resulted in some community leaders requesting rental agents to form an association, dividing areas of community residential area between members for their attention and marketing.

- **Landlords/ rental agents and IDP tenants:** on the whole the relationship between these actors remains amicable until tenants default on rent payments. In some cases landlords may grant a grace period of up to three or four months, after which action is taken. Landlords can request rental agents to collect rent payments on their behalf. Receipts are commonly provided in receipt of payment. Landlords will pay rental agents on receipt of rent and when a new tenant is found for their property – a payment of between 5 – 10% of the collected fee is paid, depending on the amount collected.

7.5 Low income housing rental market: Integration and competition

Where rental agents have not formed rental agent associations, the market is competitive with eight to 10 informal and voluntary agents, providing choice to tenants and landlords. This level of competition will decrease in the presence of rental agent associations, as a tenants and landlords will only have one agent to negotiate with (a form of monopoly).

The low-income housing rental market appears to be integrated, within and between communities. Communities in more urban locations charge more for a rental unit. The business dealings of informal agents across communities help to increase the integration and competitiveness of markets. Landlords in consultation with rental agents set rental prices, independently of any government input.

Despite the high demand for low-income housing rental units and lack of supply, the context of insecurity and importantly lack of tenant financial capacity limits any significant price increases.

7.6 Low income housing rental market: Key conclusions related to market expandability

When vacancies for housing units of the required specification occur, they are filled within a fairly short time.

The low-income rental market is already saturated (due to the protracted nature of the crisis⁹⁵ and demand from a growing local poor population) and has little capacity to respond to an increase in demand without significant negative impact on rental price. An increase in rental prices would reduce poor local resident access to low-income rental accommodation, potentially resulting in eviction or failure to renew tenancy agreements and, possibly social unrest. This is also true of cheaper rental housing units of 1,000 to 1,500 NGN/month. The number of rental units of low-income housing of required specification is static at the moment, with no/hardly any new housing units of this specification being built.

The supply chain was already characterised by chronic shortages of low-income housing prior to the influx of IDPs⁹⁶. No new housing units are being built due to the economic and security situation. On-going low-income housing developments projects are in-complete and housing IDPs. Despite the availability of land, there are no economic or security incentives to invest in the development of low income housing.

- No construction of new low-income housing is taking place, putting pressure on existing stock. As stated by a community leader: *'The economic situation is getting worse, and people have no interest in building new structures, and the community is surrounded by a trench due to insecurity'*⁹⁷.

⁹⁵ Most displacement took place in 2014, 2015 and 2016 (DTM Round XVII Report June 2017)

⁹⁶ Interview with Paul Balami, Town Planner, Ministry of Land and Survey

⁹⁷ Muna'daalati area 4 community leader interview

- The State has funded four low-income housing developments⁹⁸ (each with 250 units) in Maiduguri, which are in complete, and currently housing IDPs. Charitable foundations have similar plans⁹⁹.
- Some households seeking additional income have created rental units by releasing a room from the householder's use. However, this increase in supply is seemingly negligible compared to the demand.

7.7 Low-income housing rental market: Trader support

Market support and associated livelihood programmes should be linked to protection and ICLA programmes¹⁰⁰ to provide security of tenure to IDP households with high protection risk concerns¹⁰¹.

1. Although the expansion of housing stock takes time and requires significant capital, there are short to medium term quick impact projects that can improve the safety, decency and access to services of sub-standard housing units occupied via the provision of materials and/or cash assistance and integrated programming. The improvement to housing stock and basic services will benefit local and IDP households in the short and long term. Examples include:

- Cash for work for the completion of walls, doors, internal divisions and toilets
- Cash grants to landlords¹⁰² to invest in improving existing structures.
- Provision of shelter material vouchers/ grants to tenants to improve their living spaces.
- Linkages could be made to livelihood construction skill training activities.
- Integrated programming approaches to improve access to services (water points, latrines etc.) in high-density areas at risk of public health risks.

Improvement to housing stock could result in an increase in rent for these tenants. In such instances rental costs would have to be fixed for at least 1 year.

2. Longer-term actors should engage with the state in the construction of new low-income affordable housing units. This would be a long-term response that would require inputs from governmental bodies, and linkages to state level building and construction collages. Supporting the State in developing a new urban plan could be part of this response.
3. Support the formation of rental agent associations, with a view to maintaining competition, and in doing so advocate for security of tenancy, support access financial services and, provide training in business and management skills if required.

However, as the low-income housing supply chain is characterised by chronic shortages, the number of housing units needed would be significant, requiring considerable finance and investment – potentially beyond the reach of UN/ NGO programmes.

7.8 Low-income rental housing: Further analysis

Areas that require further analysis include:

- Rent payments made to hosting households and in temporary tented settlements where no tenancy agreement in place. As the vast majority of IDPs are residing in these types of accommodation and rent is charged in some locations, more information would be required if the MPG value does not include the cost of renting a house of the specification assessed.

⁹⁸ Bakasi, Dikua road, Gubio road and Bama road.

⁹⁹ Dangote Foundation has started a high density, low income development of approx.100 housing units, but is unfinished. Indimi Foundation has pledged housing in the some LGAs but these have not even started.

¹⁰⁰ For additional information on such programmes see: Dewast, C. (2016) 'Literature Review on the use of cash in shelter' Global Shelter Cluster and a recent publication by NRC Afghanistan (2017) Lessons Learned cash for rent.

¹⁰¹ As is being done by NRC in which the rent for vulnerable households at risk of eviction is paid directly to the landlord on a quarterly basis, with legal contacts issues to facilitate security of tenure for these households.

¹⁰² Targeting of specific landlords would be needed if this approach were taken.

- If agencies would rather provide targeted rental support to high-risk protection households or support the improvement of housing stock by providing landlords with cash assistance, further discussions regarding targeting mechanisms, geographical areas and how much assistance should be provided needs to take place. Alignment with the on-going NRC rental support programme should be considered and approaches to ensuring security of tenancy duplicated.
- Linking livelihood income generation activities to rental assistance interventions should be explored, with the aim of improving household income and sustainability of tenure.
- Gender, discrimination and protection issues related to privacy and living spaces in were not fully assessed and such a study should be undertaken if assistance to rental markets would be provided. Although discrimination against large households was evident, other forms of discrimination may not have been identified.

8. Conclusions and recommendations

8.1 Summary of findings

With the exception of the low-income housing rental market, the assessed market systems would be able to respond to a CBI with market support activities. In summary of the main findings, questions from UNHCR's 'Operational guidelines for Cash-Based-Interventions in displacement settings'¹⁰³ are referenced (see Table 8).

Table 8: Summary of findings

Core goods and service markets	Charcoal	Core relief	Water	Housing rental
Do existing markets (local, regional, national) supply the services identified as needed?	Yes	Yes	Yes	Yes
Can existing local markets provide the required services at an appropriate price to address the needs?	Scenario 1 Yes Scenario 2 Yes with support	Yes	Scenario 1 Yes Scenario 2 Yes with support	No
Can these markets respond to increased demand, if cash based interventions are applied?	Scenario 1 Yes Scenario 2 Yes with support	Yes	Scenario 1 Yes Scenario 2 Yes with support	No

8.2 Recommendations for Multi-Functional Team decision makers

Trading activities in the North East of Nigeria particularly Borno State have suffered from years of conflict and insecurity at the hands of Boko Haram as well as economic recession, depreciation in the value of the Naira, increased cost of transportation due to hike in price of fuel from 85 naira per litre to 145 naira per litre and rising inflationary trends (16.25%)¹⁰⁴. Additionally, traders noted an impact of humanitarian response on their businesses indicating fluctuations in demand, security problems and price increases as some of the consequences. ***This assessment indicates that despite the insecurity and economic recession, commodities' markets in the assessed areas of the three LGAs continue to function.***

¹⁰³ UNHCR 2015

¹⁰⁴ BNA, Okular Analytics (2017)

With the exception of the low-income housing rental market, the assessed market systems would be able to respond to a CBI for the number of beneficiaries outlined in Scenario 1 and, with trader support and awareness raising of key market actors in Scenario 2.

The on-going economic recession coupled with the lingering insecurity in many parts of Borno calls for regular monitoring of market supply conditions to maintain CBI appropriateness from a market perspective.

Findings recommend that a MPG response should include at least (average price in assessed LGAs¹⁰⁵):

- 9,000 NGN/ household/ month of water for drinking and household needs¹⁰⁶
- 1,600 NGN/ household/ month for charcoal needs
- 1,908 NGN/ household/ month for core relief items

This is equivalent to 12,508 NGN or 34.58 US\$ per month¹⁰⁷

Summarised recommendations:

9. The **targeted caseload should increase gradually not to shock the market and to enable the supply chain to respond to increases in demand**; with caseload related decisions informed monthly market monitoring findings. Non-food price market monitoring (with WFP and FEWS¹⁰⁸) to support analysis on household affordability and impact of CBI on local prices. Relevant sector leads should support this process.
10. The need for **trader support and market actor awareness-raising will be required** in relation to water and charcoal in particular.
11. **Inclusion of willingness to pay questions in household monitoring systems** to track target household market behaviour and estimate effective demand for goods and services – some of which may require market analysis.
12. **Additional, complementary assessments to analyze protection risks** may be required depending on the intervention, risk analysis and monitoring data findings.
13. **Assess and support market actor access to financial services**. The lack of capital and access to financial services was highlighted as a challenge in all market systems.
14. **Market place infrastructure improvements** (toilets, drainage etc.) and security (guards, crowd control etc.) are required.
15. To complement the MPG, **implement livelihood income generation activities to support IDPs increase their income** and enable a maintained access basic needs and services (including housing).

Core relief item and charcoal market recommendations:

3. Implement activities to **support the efficient use of charcoal** (such as the production and use of fuel efficient stoves via livelihood programmes) alongside CBI. Specialists in energy should be involved in the design of such interventions.
4. **Preparedness and contingency planning** discussions with market actors in relation to likely medium and high impact risks (see Section 0.7 above Annex 1 Table 6 for risks). Activities include:

¹⁰⁵ These values are based on a rudimentary analysis of expenditure gaps from the BNA for which there were some challenges (see Section 3.4 for additional information). The BNA found that the MEB would be higher in Konduga, supposedly due to the fact that markets function less well than in MCC and Jere.

¹⁰⁶ 300NGN for 240 litres per household per day or, 7,200 litres per household per month

¹⁰⁷ <https://www.oanda.com/> 23/08/2017

¹⁰⁸ The World Food Programme (WFP) Vulnerability Assessment Monitoring Unit (VAM) and Famine Early Warning System (FEWS) produce regular price monitoring bulletins

- Warehouse capacity increase through the repair, rebuilding and or construction of units (in diverse locations) through host and IDP community activities such as a cash for work,
- Identification of alternative trade routes,
- Fuel subsidies to traders and transporters reduce the cost of transportation,
- Improvement of road infrastructure and transport vehicle maintenance,
- Advocacy to police and border officials to lessen time spent at roadblocks and address bribery.

Water market recommendations:

7. Address **water quality** (to achieve WASH Sphere standards) alongside CBI. Include specialists in water and sanitation in the design of such interventions.
8. **Awareness raising of key market actors** within and close to the CBI targeted communities to stimulate their entry into the market place.
9. Provide **cash assistance to key market actors in collaboration with water authorities to improve water extraction infrastructure and efficiency.**
10. **Register and train water user associations to maintain bore holes and strengthen the capacity of water vendors associations** with state ministries of water resources and LGA focal points.
11. **Increase the storage capacity of targeted populations** to a minimum of 10 (20 litre) jerry cans to enable the purchase and storage of larger volumes of water.
12. **Analyse water aquifer capacity to assess the sustainability of current and projected water extraction rates.**

Low income housing rental market related recommendations:

The following are made mindful of the assessed housing unit being below Sphere and UNHABITAT standards and considering the Survival Threshold, as calculated in the HEA Urban Baseline¹⁰⁹ would not enable access to a housing unit of these standards.

4. **Include in MPG a nominal amount of cash for rent payments** of a value less than the specified housing unit (for example 1,000 NGN/month). The majority of IDPs are living in tented settlements and hosting relationships, where rental payments can be required.
5. **Housing stock improvement** via cash for work¹¹⁰, livelihood skill improvement programmes and/or cash assistance to landlords to improve housing stock in areas of high prevalence of IDPs living in sub-optimal housing and for high protection risk households. Relevant tenancy agreements to fix rental amounts and tenancy periods would be required.
6. Organisations with a protection mandate should **provide financial support for rent payment to households with a high protection risk, accompanied with legal support to enable security of tenancy** – this could include:
 - Part to full payment of rental costs for households already renting accommodation and for those that are in tented settlements. The rationale being that the most vulnerable and higher protection risk households are located in tented settlements.
 - Legal support in the elaboration of relevant tenancy agreements between landlords and beneficiaries/ tenants.

¹⁰⁹ Lewis R. and Anyaebu C. (2017) 'Displaced and host community livelihoods and food security, Borno State Nigeria' HEA Urban Baseline Report for Save the Children

¹¹⁰ Save the Children in Lebanon have undertaken similar programmes: <https://lebanon.savethechildren.net/what-we-do/shelter> (11/09/2017) as have NRC in Jordan <https://www.nrc.no/globalassets/pdf/evaluations/evaluation---shelter-icla-urban-programme-in-jordan.pdf> (11/09/2017)

9. Annexes

Annex 1: Tables and Figures relevant to charcoal, core relief items, water and low-income housing rental

Annex I Table I: Core goods and services specifications and purchase frequencies

Team	No.	Type	Specification	Purchase Frequency
Charcoal and Core Relief Item	1.	Blanket	Synthetic blanket made of virgin fibres from polyester or acrylic materials - Size: 1.5 x 2 meters - Weight: 350 to 670g/m ²	Once/ year
	2.	Synthetic Sleeping Mats	Synthetic sleeping mat made from 100% synthetic yarns from virgin or recycled raw material. They must be waterproof, tear proof and material trim finished. - Size: 1.8 x 0.9 meters - Weight: 0.500 Kg/m ²	Once/ year
	3.	Rubber Slippers	Locally manufactures rubber slippers having good quality of materials for regular human use. Size: Medium / Large / Extra large	Three times/ year
	4.	Local Cooking Pot	Locally manufactured aluminium cooking pots with lid, white or silver colour. Sizes: 6 litres 2mm thick 4 litres 2mm thick 2 litres 2mm thick	Once/ year
	5.	Mosquito Nets	Long Lasting Insecticidal Nets (LLIN's), recommended insecticide, provide effective protection against mosquitoes and other insects and are essential for UNHCR's malaria control strategy. Made of 100 % Polyethylene (PE) or 100 % Polyester (PES). Rectangular mosquito net (180 cm length x 160 cm width x 150 cm height) +/- 5 %.	Once/ year
	6.	Charcoal	It is assumed that households are accessing some of their needs, approx. 10kg (25% of their needs) Additional need of 40kg bag would be required for cooking and water heating (washing) needs. (An average IDP household of 8 persons would use about 400 Naira of charcoal a week - which is about 10 Kg and approx. 50g in total for a month)	Once a month

Rental Housing	7. Rental housing unit	<p>This housing unit could be described as: Walls and roof completed, concrete floor, windows and doors in place. Some housing units may have a ceiling and plastered walls. Shared latrine (basic structure and no roof) and access to shared water point. Unit generally located in a compound where children can play. Size of unit can vary between locations, from: 12 feet by 15 feet (3.7m by 4.2m) to 10 feet by 12 feet (3m by 3.7m).</p> <p>Considering average household size of eight, of mixed sexes and ages, two units would be almost sufficient so long as privacy and safe separation of sexes and ages is provided. Of the two units, households tend to use one as a parlour (during the day) sleeping area (at night) and the other for sleeping and storing household items.</p> <p>This type of unit is generally between: 1,500 – 2,000 NGN/month (4.74 – 6.32 US\$¹¹¹) in rural parts of Jere and, between 2,000 – 2,500 NGN/month (6.32 – 7.90 US\$¹¹²) in peri-urban areas of Maiduguri. This is not the cheapest type of accommodation that IDPs are renting; these tend to be partially built with very poor access to water and sanitation facilities (see Annex 4).</p> <p>Regarding the number of units to include in the specification: Sphere standards guidance¹¹³ advises:</p> <ul style="list-style-type: none"> - The initial covered floor area per person is at least 3.5m², - The covered area enables safe separation and privacy between the sexes, between different age groups and between separate families within a given household as required. 	Once a month
Water	8. Water	<p>Water from public and private boreholes, with cart pushers (vendors). Water quality specifications were not part of the assessment.</p> <p>For drinking, cooking and hygienic practices households need 30 litres/per person per day (pppd)¹¹⁴, equalling 240 litres/pppd. Households are meeting 58% of this need (7 jerry cans of 20 litres per day).</p>	Daily: 5 jerry cans of 20 litres per day, amounting to a total demand of 100 litres per day per household

¹¹¹ Approx. 316 NGN = 1 US\$. www.oanda.com 17/07/2017

¹¹² Approx. 316 NGN = 1 US\$. www.oanda.com 17/07/2017

¹¹³ The Sphere Project: <http://www.spherehandbook.org/en/shelter-and-settlement-standard-3-covered-living-space/> 23/07/2017

¹¹⁴ Sphere standards: for survival needs (intake – food and drinking) up to 3 liters per person per day is required depending on climate and individual physiology, for basic hygiene practices up to 6 liters depending on social and cultural norms, up to 6 liters for basic cooking needs depending on food type and social cultural norms, totaling to 30 liters per person per day <http://www.spherehandbook.org/en/water-supply-standard-1-access-and-water-quantity/>

Annex I Table 6: Risk analysis

Risk	Location of risk:	Likelihood (probability)	Impact (consequences)	Mitigation actions
Increase in fuel prices	Whole market system	Likely	Critical	Monitor prices regularly.
Seasonality - Rain	Borehole and roads to Houses/tented communities of the POC's	Very Likely	Moderate	Liaise with State Ministry of Water Resources to ensure improved infrastructure, can be combined with other interventions and market support.
Breakdown on boreholes	Boreholes	Likely	Critical	Work with State Ministry of Water Resources to create Water User Associations to facilitate maintenance of boreholes.
Increased illegal supply creation	Whole market system	Likely	Moderate	Engage a proper market authority to monitor the activity of the market
Continued high inflation results in a depression of household income and stagnation of the rental market due to a lack of affordability.	Across the whole market system	Likely	Severe	Rental support for high risk households may be required
Insurgency continues resulting in a continued movement of IDPs and an increase on pressure on services required by IDPs. Services are already strained due to protracted nature of displacement. Further displacement would put even greater pressure on host and IDP households and the services they rely on.	Across the whole market system	Likely	Severe	<ul style="list-style-type: none"> - Construct temporary shelters that are durable in both wet and dry seasons - Coordination with community leaders to enable increased access to suitable (free) land - Dialogue with local government and community leaders to improve services - Advocate partners to support the provision of services (an integrated programme approach) Trader and service provider sensitization
Increased demand for housing units and land due to continued displacement that results in an increase in prices/ rent.	Across the whole market system	Moderately likely	Severe	<ul style="list-style-type: none"> - Temporary agreements for land and housing at fixed prices - Construct temporary shelters that are durable in both wet and dry seasons Conversion/ rehabilitation of properties

Increased formation of informal agent associations at community level results in monopolistic behaviour of informal agents, resulting in less choice for prospective tenants.	Across the whole market system	Moderately likely	Critical	<ul style="list-style-type: none"> - Fixed rental costs with community leader and landlords - Dispute resolution structures (Collaborative Dispute Resolution (CDR), litigation court) in conjunction with the Community Leader and ADR
Lack of economic capacity, legal tenancy agreements and associated awareness of rights, results in insecurity of tenure and threat of eviction.	Landlord/ tenant relationship, market infrastructure	Very likely	Severe	<ul style="list-style-type: none"> - Dispute resolution structures (Collaborative Dispute Resolution (CDR), litigation court) in conjunction with the Community Leader and Alternative Dispute Resolution (ADR). ADR includes dispute resolution processes and techniques that act as a means for disagreeing parties to come to an agreement short of litigation. It is a collective term for the ways that parties can settle disputes, with (or without) the help of a third party. - Livelihood support / income generation support programmes - Tenancy agreements
Lack of implemented regulation by LGA and State regarding planning control, resulting in over-populated areas.	Market environment	Likely	Critical	<ul style="list-style-type: none"> - Monitor the situation and inform the relevant authorities when necessary - Include public health messaging in interventions
Cash assistance provided is used to pay back payments in rent and debts, as opposed to future rental costs.	Landlord/ tenant relationship,	Likely	Moderate	<ul style="list-style-type: none"> - Vouchers for rent used/ payment to landlord - Provision made for back payment - Sensitization and awareness raising of both landlords and tenants
Decreased support from community members, leaders, friends and relatives as IDP households receive assistance.	Market environment, market chain, friends and relatives relationships	Likely	Critical	<ul style="list-style-type: none"> - Sensitization and awareness raising - Assistance to both host and IDP households (UNHCR mandate issues may arise)
Social tension between poor local host and cash assisted IDP households due to poverty and needs within host community.	Market environment, tenant and community members relationships	Likely	Critical	<ul style="list-style-type: none"> - Sensitization and awareness raising - Assistance to both host and IDP households (UNHCR mandate issues may arise)
Evictions of poor local renting households to make space for IDP cash assisted households able to pay.	Supply chain, market environment	Likely	Severe	<ul style="list-style-type: none"> - Sensitization and awareness raising - Assistance provided to both host and IDP households



MPG cash assistance results in an increase in rent (rental accommodation and for land used for tented settlements) due to a lack of supply and lack of elasticity of supply.	Supply chain	Very likely	Severe	<ul style="list-style-type: none"> - Fixed price agreements for land / housing - Dialogue with community leaders - Geographical targeting to ensure assistance provided is spread across communities
Increased interest at LGA in monitoring the allocation and targeting of cash assistance, this may include pressure to invest in infrastructures, services and housing.	Supply chain, market environment	Moderately likely	Moderate	<ul style="list-style-type: none"> - Transparent ways of working with LGAs - Support community infrastructures and services (as part of an integrated programme)
The demand for housing forces IDPs to live in sub-optimal housing stock and in areas with poor access to services.	Supply chain, market infrastructure	Very likely	Severe	<ul style="list-style-type: none"> - Improvement of housing stock via cash grants, livelihood skills programmes and cash for work activities, especially in areas where there is a high prevalence of vulnerable IDPs living in sub-optimal living conditions. - Rent fixing agreements and the provision of legal tenancy documentation and sensitivity and awareness raising to tenants regarding their rights. - Service improvement via integrated programming with relevant WASH agencies and Government structures.

Annex I Table 2: UNHCR planned cash interventions North East Nigeria 2016-7

Organization	Locations		Modality	# Beneficiaries Served (hhs)	Remark
	State	LGA			
UNHCR - (Partners: MRRR/Borno, Red Cross/Yobe)	Yobe	Gujba	Direct cash	300	Conditional Cash Grant
		Gulani	Direct cash	200	Conditional Cash Grant
	Borno	Damboi	Direct cash	300	Conditional Cash Grant
		Gwoza	Direct cash	500	Conditional Cash Grant
		Dikwa	Direct cash	500	Conditional Cash Grant
		Konduga	Direct cash	300	Conditional Cash Grant
		Bama	Direct cash	100	Conditional Cash Grant
		Mafa	Direct cash	300	Conditional Cash Grant

Annex I Table 3: MSMA Assessment activities

Dates	Activities
Up to 3rd July	Contractual issues with ICAS Communication with organisations present in LGAs Communication with sector specialists for assistance
3rd and 4th July	Training of assessment teams Communication with sector specialists for assistance
5th July	Assessment team preparation day (revision of data collection formats, team planning etc.)
6th to 8th July	Data collection Team meetings from 2pm – 5pm to discuss and analyse findings, identify information gaps, challenges and solutions, manage data quality, undertake next-day planning and manage data quality control
9th July	Mid-assessment review
10th and 11th July	Data Collection and team meetings (as above)
12th July	Team meeting to consolidate data collection, undertake data analysis and, summarise key findings
13th and 15th July	Team leaders collect missing information, document and write reports

Annex I Table 4: Number and type of interviews undertaken

Interviewed	Methodology applied	MSMA Tool number	Charcoal team	Water	Rental market
Market authorities	Questionnaire	Tool 3	10		
Market traders	Questionnaire	Tool 7	112		

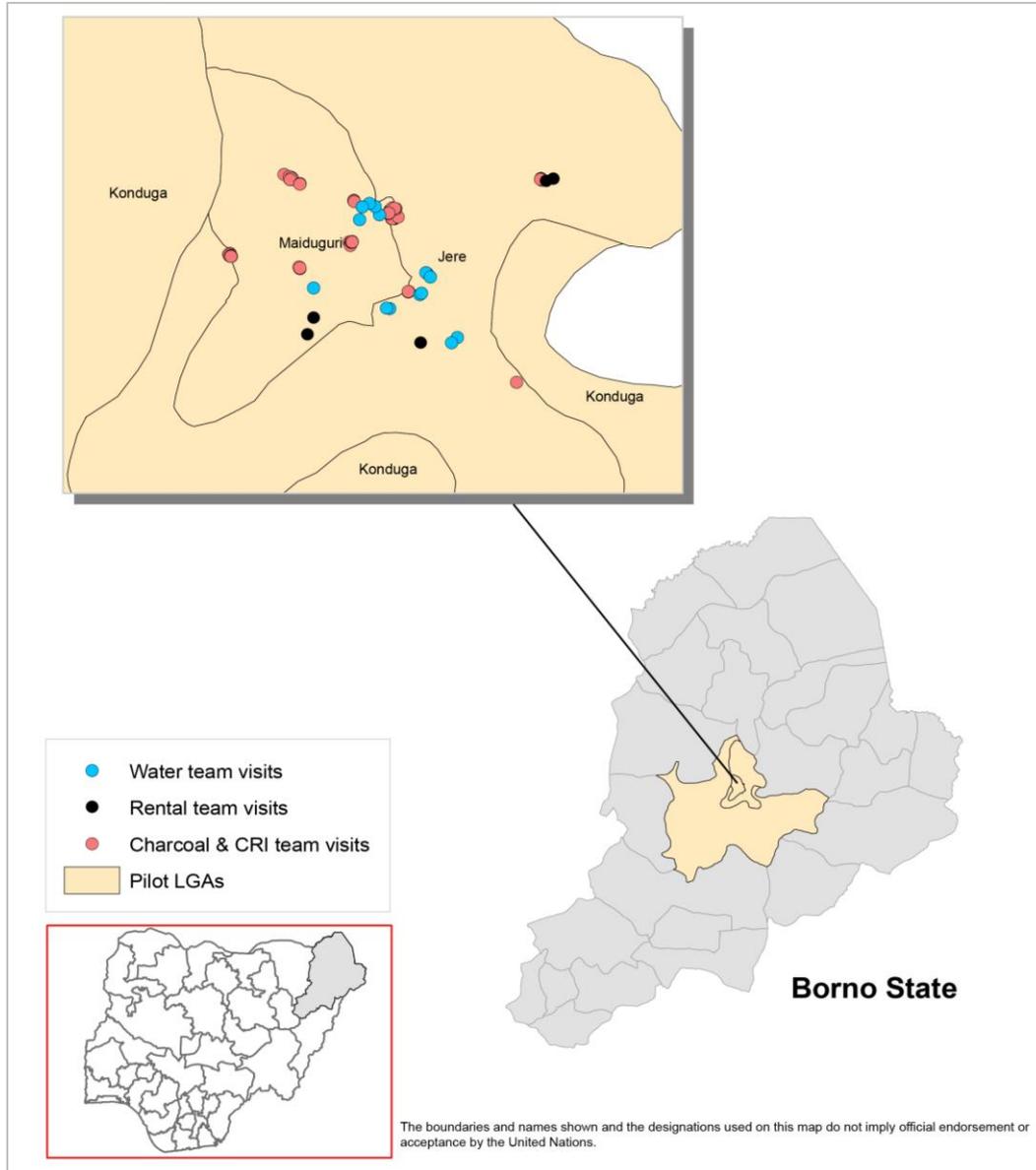
Market retailers	Questionnaire	Tool 7		
Water vendors	Questionnaire	Tool 3 and 7	24	
Key informants	Questionnaire / FGD/ Semi-structured questionnaire	Tool 3 and 6	4	6
Community leader	Questionnaire / FGD with rental agents	Tool 3		5
Household	Questionnaire/ FGD	Tool 0		8
		Tool 6	30	
Informal rental agents	FGDs (6 – 8 agents)	Tool 7		5
Private bore hole owners	Questionnaire	Tool 3 and 7	20	
Public/ Government Borehole Operators	Questionnaire	Tool 6	14	
Key informants interviewed				
Engineer Kefas Jaduwa,	Director Planning and Research - State Ministry of Water Resources. Borno State.			
Usman Ali	Board Member. State Emergency Management Agency, Borno. 08063290363.			
Mohammed Bukar	PA Executive Chairman. State Emergency Management Agency, Borno. 08024628149.			
Ms. Silvia Beccacece	NRC Global Emergency Response Shelter/WASH Specialist			
Ms. Elizabeth Mshelia	NRC ICLA Project officer			
Mr Aduo Bako Balbiya	Town Planner, Borno State Urban Planning			
Mr Paul Balami	Town Planner, Ministry of Land and Survey			
Mr Musa Dogonyoro	Chief Technical Officer, Planning, Ministry of Land and Survey			
Ms. Irene Mutevu	UNHCR Shelter adviser			

Annex I Table 5: Market assessment team members

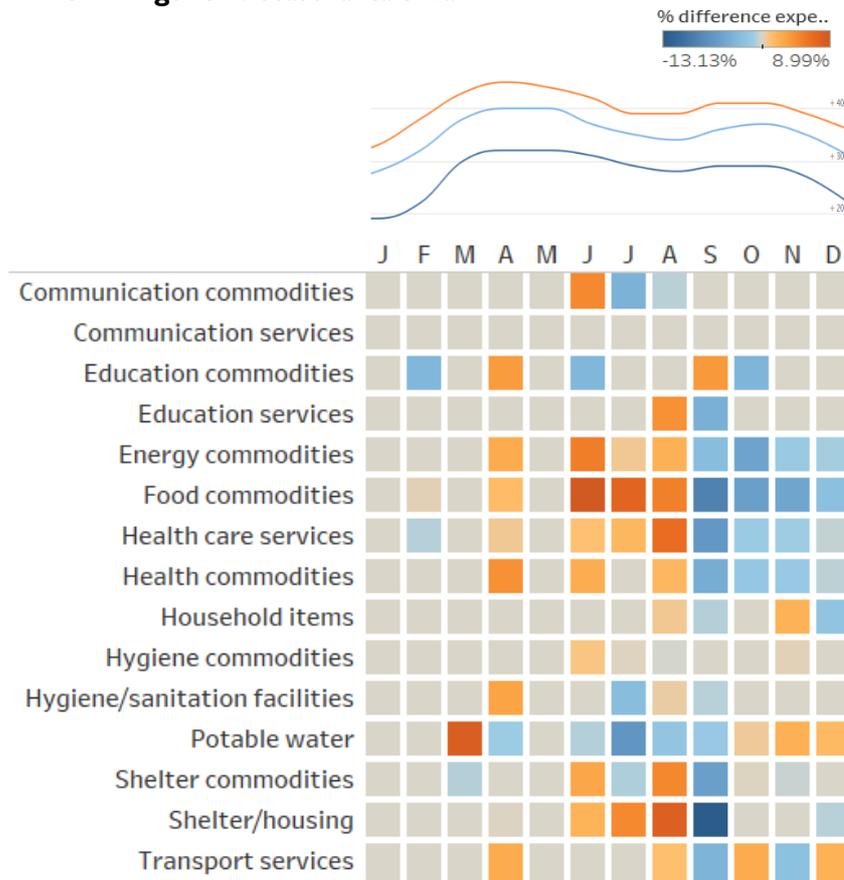
Name	Position	Organisation
Charcoal and core relief team members		
Mr Kaleem Ur Rehman	UNHCR Team leader	UNHCR Information Management Officer
Mr. Gabriel Panshak	ICAS Team Leader	ICAS staff
Mr. Vincent Mashat	Enumerator	ICAS staff
Ms. Aisha Ali	Enumerator	ICAS staff
Mr. Owete Nduka	Enumerator	ICAS staff
Mr. Jonathan Affakirya	Enumerator	ICAS staff
Mr. Samuel Tonobaye	Enumerator	ICAS staff
Ms. Bilari Kwajaffa	Enumerator	ICAS staff
Water team members		
Mr Michael Ajwang	UNHCR Team leader	UNHCR CBI Focal Point, Nigeria
Mr. Iliya Ambi M.	ICAS Team Leader	ICAS staff
Ms. Janada Yohanna	Enumerator	ICAS staff
Mr. Chinampi Gadzama	Enumerator	ICAS staff
Mr. Mbursa Emmanuel	Enumerator	ICAS staff
Ms. Ruth Musa Sukam	Enumerator	ICAS staff
Ms. Gloria Mbursa	Enumerator	ICAS staff
Mr. Alhaji Kolo	Enumerator	ICAS staff
Rental team members		

Ms. Lili Mohiddin	UNHCR Overall Team leader	UNHCR Consultant
Mr. Jamilu Musa	ICAS Team Leader	ICAS staff
Mr. Shehu Umar	Enumerator	ICAS staff
Ms. Fatima Usman Tatama	Enumerator	ICAS staff

Annex I Figure I: Locations visited



Annex I Figure I: Seasonal calendar¹¹⁵



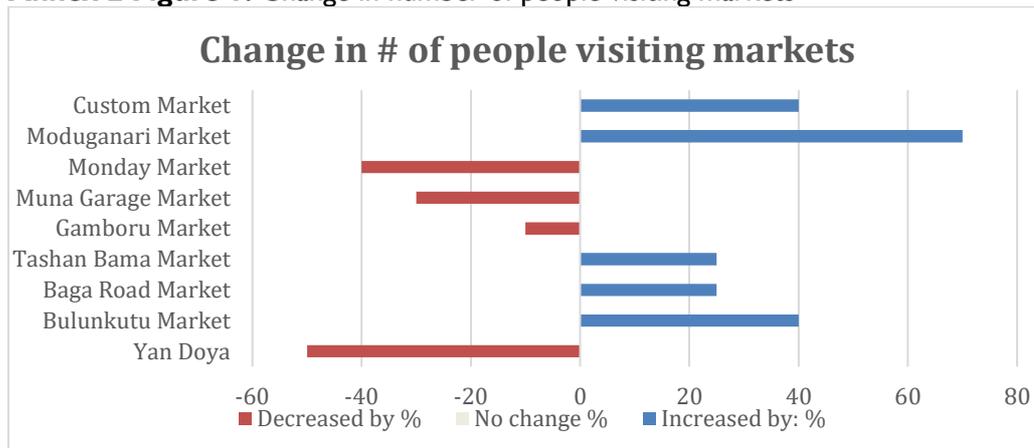
¹¹⁵ BNA, Okular Analytics (2017)

Annex 2: Charcoal and core relief market team data

Annex 2 Table 1: Market places visited and number of traders

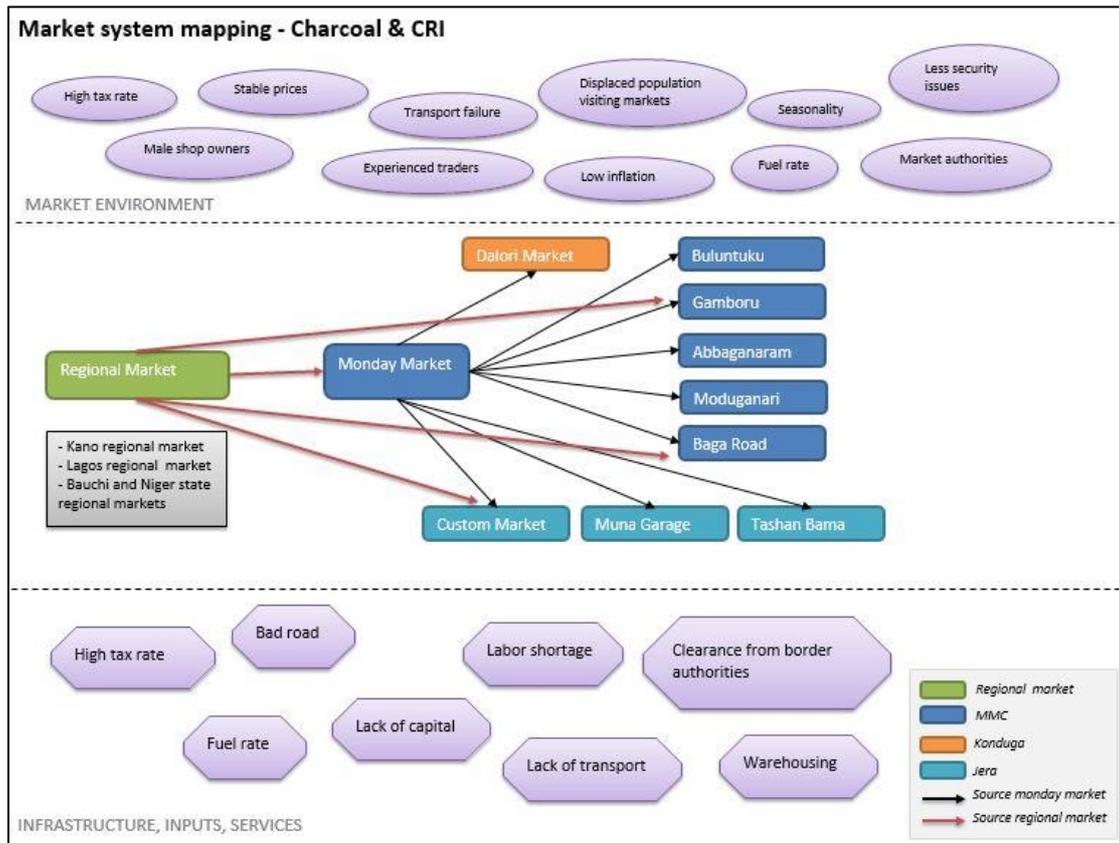
LGA	Ward	Name of market place (including alternative name)	Total number of traders of all sizes (in 2015) ¹¹⁶
Maiduguri	Federal Low Cost Ward	Baga Road Market (Fish market)	n/a
Maiduguri	Bulunkutu Ward	Bulunkutu Market	2640
Maiduguri	Maisandari Ward	Yan Doya (Abaganaram market)	690
Maiduguri	Bulaburin Ward	Monday Market	5150
Maiduguri	Moduganari Ward	Moduganari Market (Maduganari bus stop)	n/a
Maiduguri	Gamboru Ward	Gamboru Market	1770
Jere	Muna ward	Muna Garage Market	n/a
Jere	Gwange I Ward	Custom Market	n/a
Jere	Marri ward	Tashan Bama Market (Bama motor park)	n/a

Annex 2 Figure 1: Change in number of people visiting markets



¹¹⁶ AAH (2015) Market assessment report: Maiduguri Metropolitan Council and Jere Local Government Areas. Borno State, Nigeria

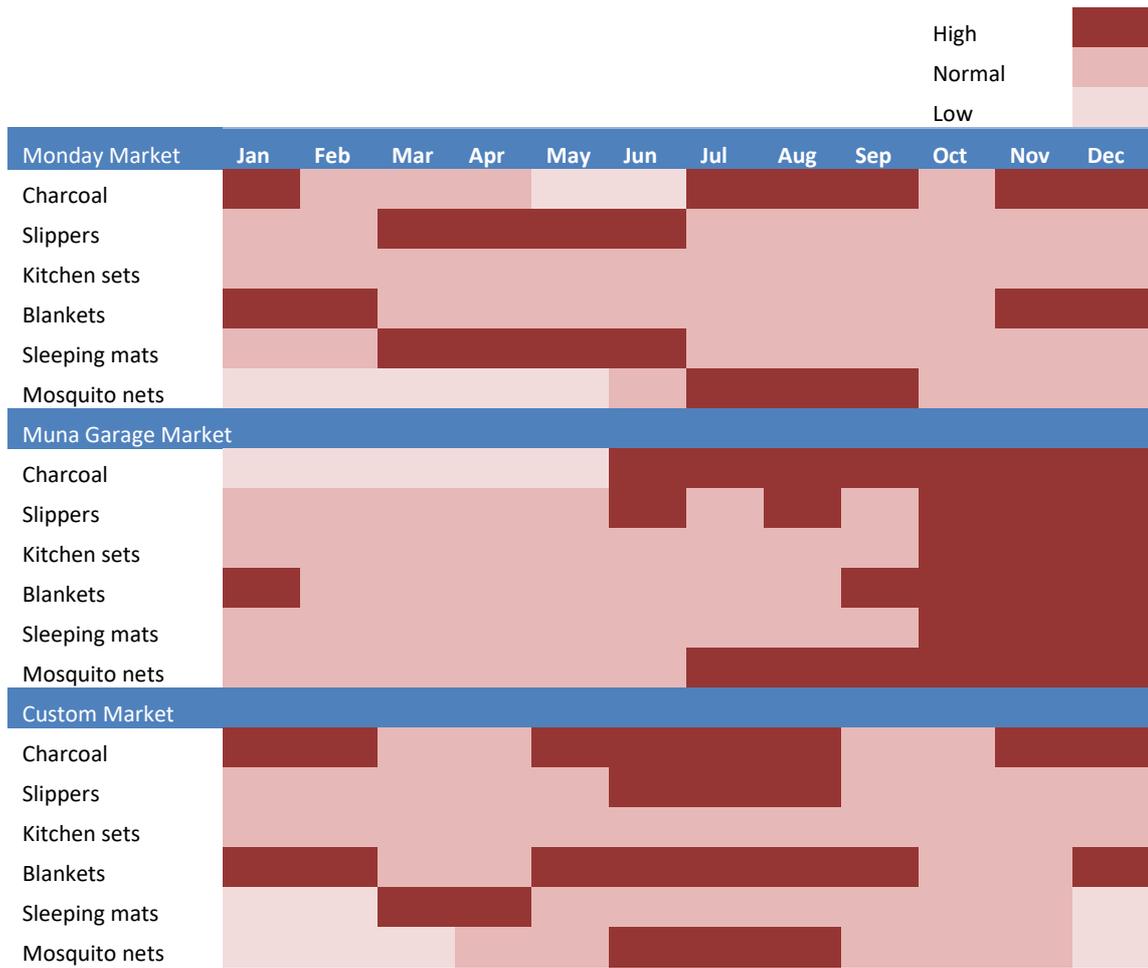
Annex 2 Figure 2: Charcoal and core relief item market system map



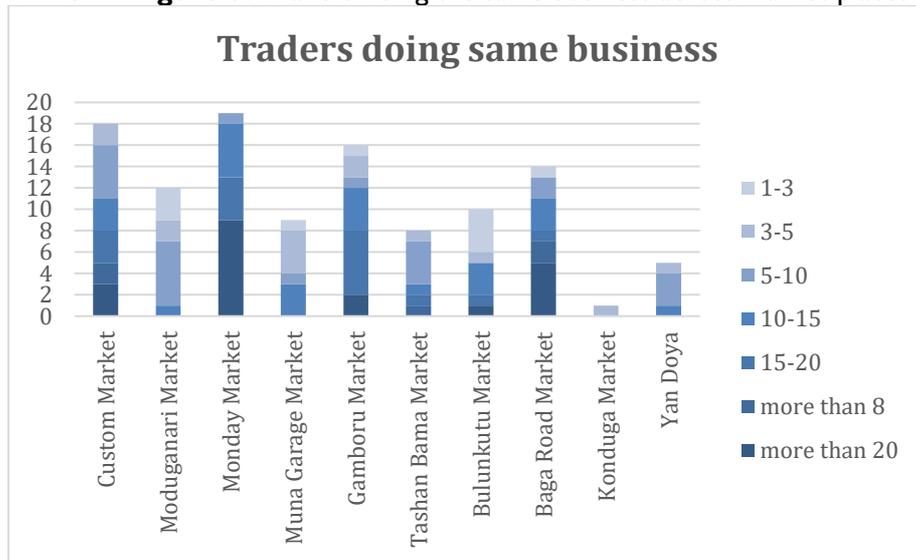
Annex 2 Figure 3: Wholesalers and retailers now compared to 12 months ago



Annex 2 Figure 4: Prices of core goods



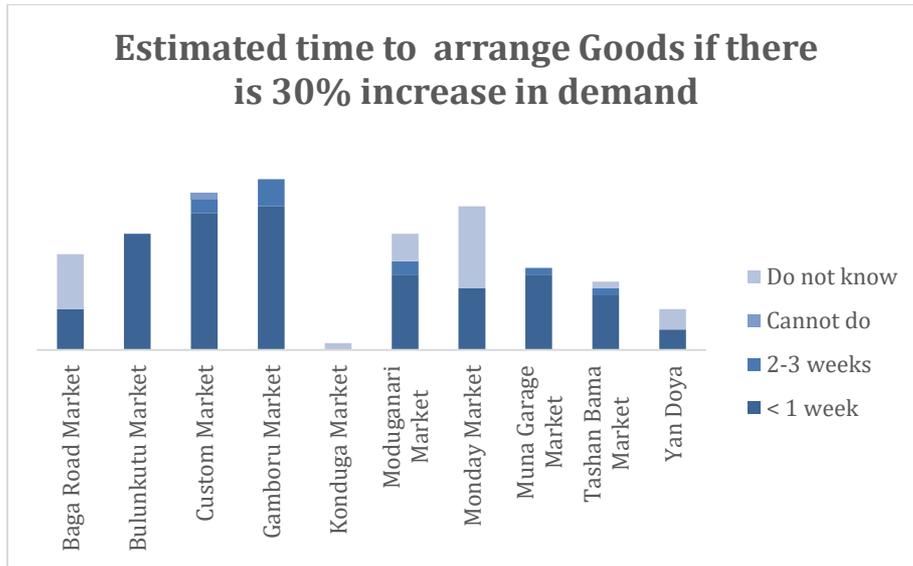
Annex 2 Figure 5: Traders doing the same business across market places



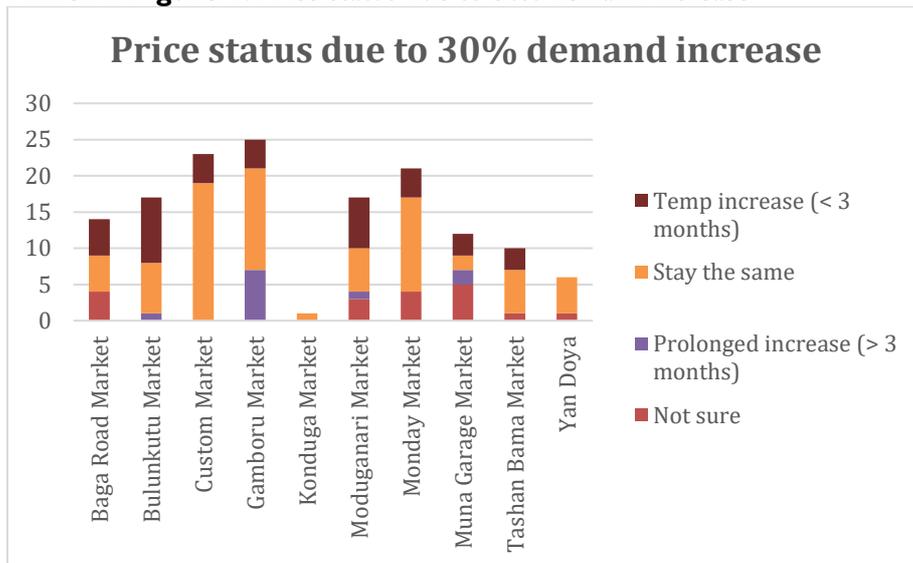
Annex 2 Table 2: Demand, supply, expandability and shortfall data

Item	Demand		Sale volume	Expandability 30%	Shortfall	
	Scenario I	Scenario II			Scenario I	Scenario II
Blankets	157,152	606,413	113,543	34,063	9,546	458,807
Charcoal	785,762	3,032,063	1,224,440	367,332	0	1,440,291
Kitchen sets	19,644	75,802	65,421	19,626	0	0
Mosquito nets	157,152	606,413	14,218	4,265	138,669	587,929
Sleeping mats	157,152	606,413	72,773	21,832	62,547	511,808
Slippers	157,152	606,413	190,828	57,248	0	358,336

Annex 2 Figure 6: Estimated time to arrange goods if there is a 30% increase in demand



Annex 2 Figure 7: Price status due to 30% demand increase



Annex 3: Water market assessment team data

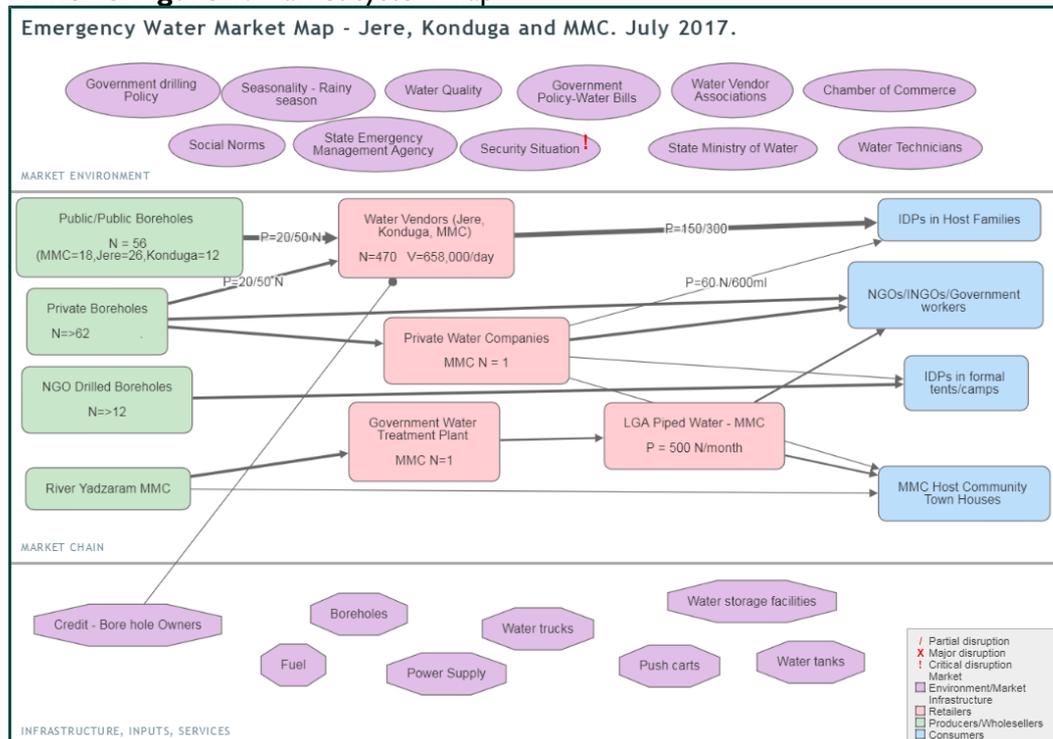
Annex 3 Table 1: Communities visited

LGA	Ward	Community
MMC	Suleimanti	Suleimanti
	Wulari	Wulari 1
	Bolori	Shuwari 1
		Shuwari 2
		Shuwari 3
Maisandari - MMC	Abuja Sheraton	
Jere	Mairi	Mairi Kuwait
		Muna garage
		Muna Ethiopia
	Maisandari - Jere	Bulumkutu
		Borno holiday
Konduga	Dalori	777 Housing Estates
		Dalori
		Fori

Annex 3 Table 3: Demand, supply, expandability and shortfall data

	Demand		Sale volume	Expandability 30%	Shortfall	
	Scenario I	Scenario II			Scenario I	Scenario II
(Potable) water - MMC	40,441,800	72,795,240	20,220,900	6,066,270	14,154,630	46,508,070
(Potable) water - Jere	93,640,176	211,359,254	46,820,088	14,046,026	32,774,062	150,493,140
(Potable) water - Konduga	30,927,960	352,578,744	15,463,980	4,639,194	10,824,786	332,475,570

Annex 3 Figure 1: Market system map



Annex 3 Photographs



Photograph 1: Water vendors collecting water from an underground tank.



Photograph 2: POC awaiting water vendors to buy water.

Annex 3 Table 2: Bore hole capacity for MMC LGA (other records available on request)

S/No.	Location	GPS Coordinates	TDD ¹¹⁷	TDC ¹¹⁸	Aquifer Position	Screen Position	SWL ¹¹⁹	DWL ¹²⁰	Draw Down	Yield L/sec	Pumping Level	Date Completed	Status
1.	Deribe mosque		84m	78.52m	55-67 70-77	60-67 70-77	27	29.9	2.9	4.30	29.9	22/12/05	Productive
2.	Bulumkutu kagalleri		102m	70.94m	50-67	56-67	27.7	33.8	6.1	3.25	33.8	30/12/05	Productive
3.	Tobacco house		78m	74.98m		54-58 63-65 68-72	32.23	42.08	9.85	2.30	42.08	17/05/06	Productive
4.	Abujan talakawa 2		89m	72m	50-58 60-70	52-56 62-70	16.8	22.5	57	4.10	22.5		Productive
5.	Government H. M/guri		89m	88.85m		72-80.85	34.76	41.46	6.7	1.25	41.46	05/03/11	Productive
6.	Femari kululuri		95m	86.0m	60-70 80-83	64-70 80-83	15.2	22.8	4.37	4.37	22.8		Productive
7.	Trailer park		83m	79m	51-57 61-68 71-77	51-55 61-67 71-77	27.35	43.20	15.85	3.2	54	15/02/07	Productive
8.	GGC M/guri		90m	82m	54-60	54-66 63-69 78-81				3.8		31/05/10	Productive
9.	Custom house												
10.	Abujan talakawa mosque		89m	72m	50-58 60-72	52-56 62-70	16.8	22.5	5.7	4.1	22.5		Productive
11.	Sheraton hotel		95m	78m	63-76	64.5-76	19	23.6	4.6	4.4	23.6	26/05/07	Productive
12.	Femari		119m	86.9m	79-84	81-84	10.7	15.92	5.2	3.8	-	20/12/05	Productive
13.	Kululuri		95m	93.7m	63-76 84-91	82-90	12.9	15.55	2.65	4.3	-	30/12/05	Productive
14.	Modu sulumri		95m	79m	48-59 69-77	533-57 70-77	9.7	12.5	2.8	4.5		31/01/06	Productive
15.	Dala alemdari water works		83m	74m	55-73	55.48-73	23.1	32.5	9.4	4.5	48	07/09/13	Productive

¹¹⁷ Total Depth Drilled

¹¹⁸ Total Depth Cased

¹¹⁹ Static Water Level

¹²⁰ Dynamic Water Level



16.	202 housing estate		671m	602.29 m	576-624	633.09- 600.51	34.2					27/10/13	Productive
17.	Presidential lodge												
18.	Makera		619m	573m	502-588	510-522 540-552 558-570	24.6	84	59	12	120	06/09/13	Productive

Annex 4: Low-income housing rental market assessment team data

Annex 4 Table 2: Description of communities visited

Local Government Area (LGA) and Ward	Community	Description
Jere Dasuman ward	Muna'daalati area 1	Rural area Close to the security boundary Many incomplete houses Poor access to basic services (e.g.: one bore hole serving the whole area) Majority of IDPs in tented settlements
	Muna'daalati area 4	Rural area Very close to the security boundary Many incomplete houses Poor access to basic services Majority of IDPs in tented settlements
	Wudiya kyalamori	Rural area Very close to the security boundary Very many incomplete houses Very poor access to basic services Majority of IDPs in tented settlements
Maiduguri Metropolitan Centre Maisandari ward	Kusheri	Pre-urban location Community located off a main road Mainly complete houses No services (electricity, municipal water) Majority of IDPs reside with hosts
	Suleimanti	Pre-urban location Short distance from a main road Mainly complete houses Majority of IDPs in tented settlements

Annex 4 Box 1: Non- housing rental payments

Rent paid for residing in tented settlements: It is not very common for rent to be charged to IDPs residing in tented settlements. Temporary tented settlement shelter assistance from the UN and/or NGOs tends to include agreements with the landlord stipulating that no rent should be charged for up to 3 years. Therefore, rent payment is more likely in temporary settlements in which IDPs have undertaken their own shelter construction.

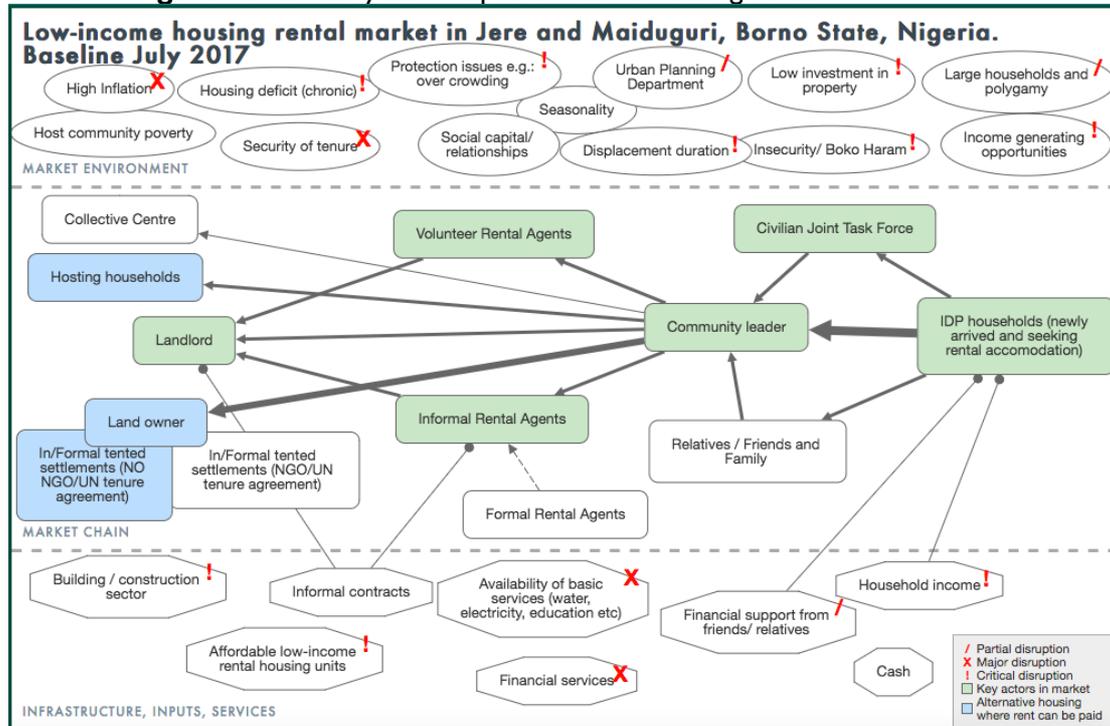
In the five communities visited, rent payment only occurred in two communities (Kusheri and Muna'daalati area 4). It is an infrequent occurrence, with 500 NGN/ month charged. In the majority of instances, land upon which tented settlements are established are either owned by (a) the State and no fee is demanded and, (b) the community leader and key community members who are providing the land free of charge to help the IDPs.

Rent paid for residing in hosting arrangements: It is not common for IDPs residing with host families (within the same compound or on land owned by the household) to pay rent. Rent payment depends on the relationship between IDP and hosting household and the amount of space being utilized, and the services available and utilised. In the instances where rent is paid, it is likely to be up to 1500 NGN/ month.

Annex 4 Box 2: NRC October 2016 Market Assessment for cash for rental programme report

- Rent increases of up to 30% had been reported in the assessed communities, and a further increase in rental prices was anticipated due to the worsening economic situation.
- Majority of households live in one room with most of the rooms having a minimum floor area of 20m².
- Sharing toilet and bathroom spaces with other tenants with no separate wash areas for women and children is common.
- Limitation of land in some areas for transitional shelters makes rental a viable option.
- It was thought that the market could meet demand if cash was provided to meet rental needs. (However, despite this finding the NRC cash for rent programme mainly supports households already inhabiting a rental accommodation.)

Annex 4 Figure 1: Market system map low-income housing rental



Annex 4 Table I: Housing stock availability in visited communities

Community	Key aspects	Type A	Type B	Type C	Type D	Type E
Muna'daalati area 4	Rental cost NGN per month	1000	1,200	1,500	2000	2,700
	Number of units	1,750	750	600	1,750	150
	Number of units rented	1,225	405	222	228	4
	Number of units rented by IDPs	306	61	56	21	0
	Number of units vacant	0	0	0	0	0
	Housing condition	Incomplete mud houses, with zinc roof, no ceiling, no good windows and doors, not plastered and painted. Room size 12 feet by 13 feet.	Complete mud houses, has ceilings, windows and doors (not well fixed). Most concrete floor. Sometimes walls are plastered but not painted. Veranda and Maybe located in a compound. Room size 12 feet by 13 feet.	Complete structures, doors and windows are fixed, relatively better toilets better than category A&B, plastered walls, some walls painted, concrete floor. Located in a compound with space for children. Room size 12 feet by 13 feet.	Complete structures, concrete floor, ceiling, plastered and painted walls, fixed doors and windows. Located in a compound with space for children. Room size 12 feet by 15 feet.	Complete structure, plastered and painted walls, ceiling . Good floor and well fixed doors and windows. Located in a compound with space for children. Room size 12 feet by 15 feet.
	What services are generally included in the rental agreement	Many houses do not have a toilet. If toilet available, traditional style of poor structure and shared.		Better condition of traditional latrine. Shared toilet.	Better condition of traditional latrine. Shared toilet.	May have electricity Better standard of latrine.
	Type of tenant	Mainly local residents and some IDPs	Mainly local residents and some IDPs	Mainly locals residents and some IDPs	Local residents and very few IDPs	Local residents
	Number and type of rental agents	10 Volunteer agents				

Community	Key aspects	Type A	Type B	Type C
Muna'daalati area I	Rental cost NGN per month	1,000	1,500	2,000
	Number of units	100	70	70
	Number of units rented	100	50	55
	Number of units rented by IDPs	100	40	30
	Number of units vacant	0	0	0
	Housing condition	Incomplete mud houses, zinc roof, no ceiling, no good windows and doors, not plastered and painted. Some with veranda. Room size 12 feet by 13 feet.	Complete mud houses, has ceilings, windows and doors (not well fixed). Most concrete floor. Sometimes walls are plastered but not painted. Veranda and Maybe located in a compound. Room size 12 feet by 13 feet.	Complete structures, doors and windows are fixed, relatively better toilets better than category A&B, plastered walls, some walls painted, concrete floor. Located in a compound with space for children. Room size 12 feet by 13 feet.
	What services are generally included in the rental agreement	Traditional toilets (some houses), shared toilet.	Traditional toilet, shared toilet.	Better condition of traditional latrine and shared No electricity
Type of tenant	Renting IDPs only	Majority IDPs and a few local residents	IDPs and local residents	
Number and type of rental agents	7 informal agents			

Community	Key aspects	Type A	Type B
Wadiya	Rental cost NGN per month	1,500	2,000
	Number of units	6,000	5,000
	Number of units rented	220	120
	Number of units rented by IDPs	185	75
	Number of units vacant	0	0
	Housing condition	Incomplete mud houses, no ceiling, no good windows and doors, not plastered and painted. Zinc roof, some housing units have a veranda. Room size 10 feet by 13 feet.	Doors and windows are made of good wood, most doors are lockable. Ceilings in rooms. Walls are plastered but not painted. Room size 10 feet by 13 feet.
	What services are generally included in the rental agreement	Not all houses have a toilet. Those that do have a traditional toilet that is shared.	Traditional toilet, shared toilet.
	Type of tenant	IDPs and local residents	Mainly local residents and some IDPs
Number and type of rental agents	10 volunteer agents		

Community	Key aspects	Type A	Type B	Type C	Type D
Suleimanti	Rental cost NGN per month	1,500	2,000	2,500	3,000
	Number of units	16,000	250	80	300
	Number of units rented	8,000	125	20	150
	Number of units rented by IDPs	4,000	38	2	15
	Number of units vacant	0	0	0	1
	Housing condition	Incomplete mud houses, no ceiling, no good windows and doors, not plastered and painted. Zinc roof, some with veranda, traditional toilets. Room size 12 feet by 13 feet.	Doors and windows are made of good wood. Ceilings in rooms. Walls are plastered but not painted. Room size 12 feet by 13 feet.	Good floor, doors and windows. Well plastered walls, but not painted. Room size 12 feet by 13 feet.	Good and fashionable floor, doors and windows. Well plastered and painted walls. Room size 12 feet by 13 feet.
	What services are generally included in the rental agreement	Traditional toilets (some houses), shared toilet.	Traditional toilet, shared toilet.	Better condition of traditional latrine and shared.	Electricity. Good toilet.
	Type of tenant	IDPs and local residents	Mainly local residents and some IDPs	Locals residents and IDPs	Local residents
Number and type of rental agents	10 informal agents				

Community	Key aspects	Type B	Type C	Type D	Type E
Kusheri	Rental cost NGN per month	2,000	2,500	3,000	4,000 and 5,000
	Number of units	2700	450	675	675
	Number of units rented	135	248	270	202
	Number of units rented by IDPs	41	25	(few)	(very few)
	Number of units vacant	0	0	0	0
	Housing condition	Doors and windows in place (for most houses). No ceilings in rooms. Walls are not plastered. Floors made of cement. Hardly any space for children. Room size 10 feet by 12 feet.	Has cemented floor, door, windows better fitted, may/may not have a ceiling or plaster on walls, better standard of toilet than 2,000 house. Space for children to play. Rooms = 10 feet by 12 feet.	Has ceiling, plaster, walls not painted. Space for children to play. Rooms = 12 feet by 14 feet.	Better quality house, walls plastered and painted. Ceiling in place. Rooms = 12 feet by 14 feet
	What services are generally included in the rental agreement	Traditional toilet, shared toilet.	Better condition of traditional latrine and shared.	Electricity. Good toilet (with roof).	Electricity Own toilet.
	Type of tenant	Mainly local residents and some IDPs	Locals residents and IDPs	Local residents	
Number and type of rental agents	10 informal agents				

Annex 4 Photograph: Photographs of goods/ market places etc.



Photograph 1: Shared toilet within rental unit compound inhabited by IDPs in Kusheri



Photograph 2: rental units occupied by IDPs in Kusheri



Photograph 3: Trader selling CRIs in Custom market



Photograph 4: Key informant interview on marketplace