

*AFFORDABLE SOCIAL HOUSING UNITS FOR URBAN
POOR VICTIMS DISPLACED BY BOKO HARAM
INSURGENCES IN NORTHERN NIGERIA*

**Project: 70/14 – Construction of eight (8) basic housing units in
Owerri**

Final Report to Donors

Project Funded by Selavip, Etex Group, Aliaxis, Nigerite

Final Report:

Project Number and Title:	Selavip project 70/14 Social housing units for homeless urban poor victims displaced from northern Nigeria due to local insurgences
Date:	1 January 2015
Fund from SELAVIP & Partners	68 000 USD
Expected completion date:	30th March 2015 (Six months from project start)
Final completion date:	17th July 2015
Total Number of Families	8 families
Objective (s) of the project:	By the end of the project, increase the number of houses by 8 rooms to be available for poor people in Owerri By the end of the project, to have provided access clean water to the community in which the project is implemented.

1. The Activity Report

This report covers the entire project period starting from January 2015 to July 2015. The project was expected to end in 6 months i.e. March April 2015, but due to the delay in Nigerites side and the initial difficulty encountered from our bank, the Nigeria General Elections, the project was completed on 30 July 2015. Activities report and major achievements are described below in the sequence of expected output envisaged in the project document.

It is important from the onset to highlight that the original proposal which we submitted went through a protracted period of revision which changed the initial concept and objectives to what both SELAVIP and SAID were satisfied with. The initial concept had been to build an affordable social housing for sixty (60) very poor urban persons especially those displaced by Boko Haram Crisis in Nigeria, those dwelling in extreme social emergency, those forced to occupy urban land exposed to evictions. This was to be managed as cooperative under SpringAid International Development (SAID). This was to contribute in addressing the complex reality of homelessness in Nigeria

After all the revisions and initial difficulties for the project to be approved by SELAVIP, both parties agreed that a two (2) unit of 8 rooms shall be built for people displaced by Boko Haram, the poor who live under sever social emergencies. The second goal was to provide a borehole for the villagers who were suffering from lack of clean water.

Goal 1

To provide housing for homeless urban poors, victims displaced from northern Nigeria due to local insurgences.

A total of 8 single room units I 2 blocks of 4 semi-detached study flats each to be built, each studio room module measures approximately 26m².

Achievements:

The main achievement of this project was the completion of 8 single room units in 2 blocks as envisaged by the agreement.

The housing of eight families who are the clients as will choose to describe them because they have been part of the achievement from the beginning. We were able to reach out to the poor and homeless, government, private sector and brought the housing plight of the very poor to general awareness. We became the first group in the State to develop such a programme. We have been able to activate the possibility of community based housing solution in which the project is located. This project is innovative and can be scaled up.

Through this project, we have contributed in increasing affordable housing for the very poor in Owerri. This programme represents the first effort being made in Imo State by a nonprofit to addressing housing problems for the very poor.

Goal 2

To drill a borehole for the community

The idea was to provide clean water to the community because the public water supply no longer works and people especially women and children have to either buy water from tanker water vendors or trek miles to the nearest spring. Today, community members have access to clean water and hours spent on looking for water is reduced to be used for other important activities.

Achievement

We have provided a borehole with big septic tanks where community members could come to fetch water.

Goals

To create 2 social enterprise for the clients/beneficiaries.

The idea behind this was to enable clients to improve their livelihood through the enterprise. This was when the target was sixty families.

Achievement

When the concept of the project became eight families, it was no longer feasible. However, what we have done towards this is to have dug the borehole to the standard used for sachet/bottled water in Nigeria. The intention is to aggressively seek for funding to develop a bottled water enterprise for the clients both from the 45 families of 2012 and the present 8 families of 2015 to be located in the same site. We have already carried a due diligence and feasibility study on the proposed enterprise. There 45 families from 2012 and 8 families in 2015. Together with their children, they are 216 persons on the whole. The cost is estimated at \$ 30, 000. This would be an investment of about \$139 on each person.

2. Technical:

The design of the house was modeled after the model used by FULLER HOUSING, Abuja in a project funded by SELAVIP. Having come to an agreement with the Nigerian Director for FULLER HOUSING in Abuja, Sam Odia, this design was adopted by SAID.

Method/Material

The building was contracted to Nigerite whose materials were to be used. The method used for this design is the dry Method Constructions. Nigerite located in Lagos brought their engineers and installation who mounted the building. The construction happened in two phases. The first was the laying of the foundation. The foundation was made using local materials of bricks and irons, cements and was done by SAID. It was after that, Nigerite began their own work.

The project and its objectives were aired by the state radio and we ran also newspaper advert. This was in keeping with SAID policy on transparency and accountability to our

stakeholders. For the laying of the foundation, we did direct labour. This direct labor involved all the block work, the plumbing work and the electrical and the painting of the three blocks dwarf walls.

The second phase was the installation of the building on the already constructed foundation. This was at the point Nigerrite who had been contracted for the work came in.

3. Selection of clients/beneficiaries

The selection was transparent and followed carefully agreed principles. The client must belong to any of the following categories: i. The poor displaced by Boko Haram local insurgences; ii, those dwelling on extreme social emergency; iii, those forced to occupy urban land exposed to evictions, iv, other who had no other alternative than to squat as unwelcome guests in the homes of relatives and neighbors, crowded in unacceptable human conditions. These must be families or individuals who were unable to access conventional housing programs. The clients made expression of interest filling the form used for the programme, we organized an information session for the, we then had interviews with each of them and also visited their present places of living to ascertain their real need for affordable housing.

This project was advertised in one of the local newspapers in the state, publicity was also made by hand bills, posters circulated in the state. We had meetings with relevant government bodies and other nonprofit organizations to make sure that the project received adequate publicity. With this, SAID ensured that the project was showcased to the local authorities, town leaders, government and private sector. This created awareness of the goals and objectives of the project as well as creating and increasing awareness about the housing plight of socially vulnerable communities and groups in Imo State especially those displaced by Boko Haram terrorists.

When the project was initially publicized, the target was to provide sixty room's apartments for the target group. Many people called to register their names. Unfortunately, the earlier project proposal was not possible. It was at this point that the idea of not given it as a handout to the beneficiaries was shelved to embrace the current agreement whereby clients pay a certain percentage of the total project cost. To those who expressed interest for the project at the initial stage, this change was a huge disappointment. Nevertheless, we believe that this is a better method of assisting the very poor improve their life.

1. Mr. & Mrs. Anthony Kadoshi O.

This family initially hails from Ezinihitte in Mbaise Imo State. They were traders with their two children living in Plateau State. During one of the Boko Haram attacks, they lost all they had and were lucky to escape to the south with their two children. It was difficult the family to relocate to their village as they have no accommodation there. A relative of theirs decided to accommodate them in his three- bedroom apartment which he shares with his wife and five children. Together, they were eleven (11) persons living in a three room apartment. They family has managed to start petty trading, but live is extremely difficult and they leave day to day at the mercy of their relative.

The family thanked God for using SAID and SELAVIP to achieve their dreams.

Phone Number: 08060616676

2. Evangelist George Ohiri

Evangelist George Ohiri is a native of Ikeduru in Ikeduru Local Government of Imo State. He has a wife with children and was living in Kaduna state, while pasturing in one of the churches which was burnt by Boko Haram. This made him to relocate to owerri with the help of friends squatting with a relative with his family, because he had no option to relay on.

But now he is managing to see that he feed his children and handle other responsibilities. He located SAID through one of the Volunteers Mr. Christian Okeke who introduced him. He gives glory to God and also thanked SAID and SELAVIP whom God has used to fulfill his dreams as one of the beneficiaries. **Phone Number: 07019105025.**

3. Mr./Mrs. Christian Okeke

Mr. Christian Okeke is from Alike Obowo in Imo State. He was living with his family of five children in Gombe. During one of the attacks by Boko Haram, he lost all he had including his wheel alignment equipments, his living house burnt. He had no option than to relocate to Owerri and squat with a friend in Owerri. As of now he is managing life with his family. He is one of the volunteers in this project.

His dream came true when he was selected as a beneficiary in this project. He thanked God for using SAID and SELAVIP to help him and his family.

Phone Number: 08070736006

4. Mr. ThankGod Onyebuchi.

ThankGod heals from Ezinihette Onicha in Imo State. He was a petty trader and a pastor in one of the local churches in Abuja. When life became unbearable for him after the demolition of structures in Abuja which affected him losing what he had struggled for in life. He decided to relocate with his family to Owerri where they squatted with a relation in a 2 rooms apartment. He is one of the volunteers and as well being selected as one of the beneficiaries by SpringAid International Development (SAID).

He appreciated the effort of SELAVIP who made this possible; he also thanked God for the life of his family up to today. **Phone Number: 07067620985**

5. Mr./Mrs. Everestus Madu

Mr. Everestus Madu is 63 years old; he was living with his wife and 10 children in Bukinu, Plateau State precisely at Mallam Idi Street, Bukinu. He is a professional painter while his wife is a petty trader. He was doing fine until Boko Haram terrorist attacked the town. This made him loose all they had except their precious lives.

This forced him and his family to relocate to Imo State through friends help. He located SpringAid International Development (SAID) through one of our volunteers. His dream is to bring his family together as he is still squatting with his friend in Owerri. He thanked God for using SELAVIP to fulfill his dreams. **Phone Number: 08160865459**

6. Mrs. Ijeoma Okeke

Mr. Augustine heels from Ikenanzizi Obowo in Imo State Nigeria. He was living with his wife and five children at Gwangwalada Abuja; he is a professional Manson or a Builder. As a result of demolition of houses at Abuja, followed with bomb blast, this affected him and his family losing his source of livelihood as his wife a petty trader lost also her shop. Hence, this forced him and his family to relocate to Owerri where he squats with a relation.

As a Builder he contributed his quota in volunteer work and also being paid for daily work. However, he was selected as one of the beneficiaries by SAID. He thanked God for using SAID and SELAVIP for him and his family to have this golden opportunity. **Phone Number: 08178481558**

7. Mr. Akaniro Benjamin

Mr. Akaniro Benjamin comes from Umuosinta Amuzi Ikenanzizi, in Imo State. He was living in Jimata Yola, Adamawa State Nigeria. He has a wife and children; he was a petty trader with his wife at Jimata before Boko Haram stroke the town and damaged all his belonging. However, no other option left for him than relocating to his state, Imo. It was through publication that he knew the project; meanwhile he is squatting within Owerri with friends.

His dream is to stay together with his family. Now he thanked God for using SpringAid International Development for choosing him as one of the beneficiaries. **Phone Number: 08178256044**

8. Mr. William Ihekwaaba

Mr. William Ihekwaaba is a native of Alike Obowo in Imo State. He has a wife with children and was living at Jos Plateau State. He was a trader before Boko Haram terrorist attacked the town which affected his business.

As a result of losing his belongings, he decided to relocate to Imo State through a friend who introduced him to SpringAid International Development in owerri. He became a changed man when he was told that he was one of the beneficiaries for the House Project by SAID and SELAVIP at Umuguma, Owerri. He thanked God for the fulfillment of his dreams.

Phone Number:

4. Project Personnel

1. SAID management team included the following

Name	Title	Responsibility
Dr Charles Nwoko	Board Chair Person	Facilitator
Arch Teddy Ihens	Director of Operations	Project Administrator
Jovita Keshi	Secretary	Outreach/Documentation
Paul Onyebuchi		Accounts Manager

Those who were volunteers includes:

Christian Okeke, Emmanuel Onyekwere, Bernard Madu, Paul Onyekachi, Chuks Okafor, Chiamaka Ekwueme, Fidelis Annorue, Esther Ehidionye, Joel Nze, Fidelis Chikwem,

The team we collaborated with from Nigerrite included:

2. NIGERRITE

Dale Ogundibe	project Administrator
Engr. Ademola	project Supervisor

5. Problems Encountered

The evaluation of this project was done by two separate stakeholder groups.

As with every worthwhile project in life difficulties are encountered. The same goes for this project beginning from the proposal stage up to the implementation and evaluation stage. In order to evaluate the entire project, stakeholder evaluation was employed- the first group includes those affected by the project and while the second group includes those that affect the project. In this second group includes relevant government bodies. The government bodies involved were the Commissioner for Land, Imo House of Assembly, Imo Foundation, Imo College of Advanced Studies, and Bureau of Poverty Eradication

Some of the relevant problems encountered

- Increased cost of unit of housing

The idea initially was to erect the initial sixty rooms using local materials. It was to be rented. When it was decided that Nigerrite would supply the materials, it changed the original idea. This meant that Nigerrite was also to install the building. With that the price per unit went up drastically. It removed the house from the reach of the very poor. At the completion and our evaluation should that the units of housing have become very difficult

for the target group to afford. Nigerrite material proved at the end not to be a viable material for affordable housing.

➤ Delay in project implementation

There was also delay in starting the project partly because we had a lot of trees to cut and clear from the land. This delayed the completion of the foundation. This was also partly, because of the delay of Nigerrite to start the project as was agreed during their offer. Another factor which affected the project was the Nigeria general elections. Because of security concerns Nigerrite could not do any work during the period of the elections.

➤ Difficulty with government

Initially, the government had agreed to donate land through the former Governor's Chief of staff Office even to create access road if needed and provide other logistics. This agreement was not fulfilled. Two persons also donated land for the project when the idea was for a sixty room building. When it was changed to eight rooms, they could no longer participate in the project.

➤ The elements

The heavy rain falls during the period was also a challenge. It caused some damages to the dogged foundation and the works on the dogged septic /drainage pit. The rains made the road leading to the site difficult to navigate. It has become certain that we are increasingly becoming victims of climate change. We have not been able to do an official handover to the clients to whom we have invited many stakeholders from the government and public.

6. Lessons Learned

We have learnt a lot from designing and implementing this project. The major lesson we have learnt is increasing in our capacity of how best to achieve an affordable housing programme. The use of Nigerrite material proved not to be the best for affordable housing since the material is more expensive than locally used materials of cement. We could not in this sense solve the housing problems of the very poor who were the initial target group at a minimum cost.

We have also learnt that it any affordable housing within any of the urban areas of the southeastern Nigeria might be difficult because of the high cost of land and building materials and the land tenure system in Nigeria. We targeted the poor but Nigerrite material is not for affordable housing. Any other continuation of this programme shall be done with local materials to make it really affordable for the very poor.

We also realized that we could have helped many people if we were free to use local materials for the construction. It would have also been easier if the project was not located in an urban area. We had executed if you recall a project funded by Selavip through SpringAid Sweden in 2012. That had a different design. Houses were provided for many of the clients at their villages where they had their own plots of land. On the whole, forty five people were helped in that project.

Project Impact

SpringAid International Development (SAID) affordable social housing is the first of its kind in the entire southeastern Nigeria. It is innovative and raised a lot of interests. This was not just about. AS we have earlier said, this project has enhanced the quality of life of the client families and made the community stronger. Mrs Ijeoma in ties captured the sentiments of the rest of the community when she said: “I felt that both God and humanity had abandoned poor people like me, but today, I know that there is a God who is still caring for the poor and downtrodden through organizations like SpringAid International Development and its partners. May God bless you for us. Now my family and I have a house we can call our own”

Sustainability

The idea from the beginning was to create two social enterprises for the clients. One of the ways we had planned to ensure sustainability was through capacity building of the beneficiaries and participatory approach to project implementation which could have guaranteed ownership of the process for the local community. The use of special materials from Nigerite limited this plan. The beneficiaries could not be involved in the production and installing these materials. Another factor was the inadequate funds at our disposal. The sustainability of this model will be difficult as the materials used by Nigerite as far more expensive than the local conventional materials. The sustainability of this project would have been ensured to a higher degree if the same amount of money was spent using conventional materials.

The Final Financial Report

Thanks to the rise of the US dollar against the N (Naira) there was a gain of around US \$ 200 in the project budget, which allowed for some miscellaneous expenses. Most of the procurement and expert services have been completed as envisaged in the project document. The final allocation and expenditure are depicted bellow.

Financial status of project 70/14 as of 1 August 2015 in US\$

Budget Line	USD	Total expenditure
SELAVIP GRANT		#11,466,918.00
FINAL COST PER UNIT		# 8,330,738.00
NIGERITE COST		#7,488,531.00
ELECTRICAL MATERIALS		#289,550.00
PLUMBING MATERIALS		#430,500.00
BOREHOLE DIGGING/STANTON...		#862,700.00
TRANSPORT		#36,950.00
LANDOWNER/YOUTH		#3,750,000.00
COMMUNICATION/PUBLICITY		#253,940.00
LABOR		# 960,900.00
OTHER MATERIALS		# 96,445.00
BLOCKS		# 712,690.00
TILES		#220,350.00
CEMENT		# 464,230.00
TIMBER		#30,720.00
PAINT		#8,800.00
FILLING SAND		#150,000.00
SHARP SAND		#112,000.00
STONE		#200,000.00
FUEL		#159,000.00
MECHANICS		#48,100.00
RENT of Electric Generators		# 144,000.00
SURVEYING/REGISTRATION		#543,000.00
SUNDRY		#136,770.00
TOTAL EXPENDITURE		#16,661,476.00
BALANCE OVER COST		#5,019,876.00
VOLUNTEERS (9 PERSONS) AT 10 hrs PER WEEK --- WORKED FOR 1 MONTH AT # 135,000.00 and this is not included in the account.		
Total		16, 661, 476

A certified financial statement can be submitted to Selavip if required but it will be in a consolidated form. Figures in the table are presented to show the overall delivery cost.

Building in progress (borehole completed)



A picture of the completed two units of 4 .

