## Rent Market Tool 3: Community Leader

##### **Key informant details**

|  |  |
| --- | --- |
| **Name(s)**  (Including title) |  |
| **Community leader(s) position(s)** |  |
| **Length of time in leadership role** |  |
| **Contact details**  (Email, phone number) |  |
| **Possibility to contact again?**  And if so what is their availability |  |

|  |
| --- |
| **Description of community/ area in which IDPs/ refugees are residing:**  *Consider the following:*   * *Urban/ rural/ peri-urban area* * *Level of population density (low, medium, high)* * *Level of population income (low, medium, high)* * *Access to services (mains water, water points, schools, health centers, electricity, sewerage, police, waste collection etc.)* * *Access to green spaces for recreation and relaxation* * *Protection and environmental issues related to location (flood plain, proximity to industrial areas/ waste etc)* * *Main security issues affecting the area (consider gangs, burglaries, gender based violence etc.)* * *Other (please specify)* |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1. General information related to the community** | | | | |
| How many people live in this community? | | |  | |
| How many IDPs/ refugees live in this community? | | |  | |
| In general, where are IDPs/ refugees living?  Approximately how much rent is paid for their accommodation? | **Where residing** | | **%/ No. IDP/ refugees** | **Approx. amount of Rent paid?** |
| With immediate family members | |  |  |
| With relatives | |  |  |
| With friends/ acquaintances | |  |  |
| With local residents | |  |  |
| Local government housing programmes | |  |  |
| Charitable/ Religious housing programmes | |  |  |
| Hotels | |  |  |
| Hostels | |  |  |
| Squatting | |  |  |
| Homeless/ on the street | |  |  |
| Other (please specify) | |  |  |
| Where do the majority of these IDPs/ refugees come from? | |  | | |
| Why are these IDPs/ refugees moving to this community? | | Tick boxes (can select more than one option):   * *Lived here in past* * *Cost* * *Security* * *Proximity to friends/ family* * *Proximity to employment* * *Proximity to services such as schools and hospitals etc.* * *Other (please specify)* | | |
| How has the number of IDPs/ refugees living in this community changed in the **last 12 months**?  Has it increased or decreased? If so, by how much? | | Tick box*:*   * *Stay same* * *Increase* * By % No HH * *Decrease* * By % No HH | | |
| Is the number of IDPs/ refugees living in this community going to change **in the next 12 months**?  Will it increase or decrease? If so, by how much? | | Tick box:   * *Stay same* * *Increase* * By % No HH * *Decrease* * By % No HH | | |
| Why have there been changes in the number of IDPs/ refugees living in this community? | |  | | |
| If a person wants to live in this community, what do they have to do? | | Tick boxes (can select more than one option):   * *Meeting with community leader* * *Identification checks with police* * *Involvement of family/ relatives* * *Involvement of UNHCR/ Immigration department* * *Other (please specify)* | | |
| How are IDP/ refugee and resident household relationships with the community? | | Tick boxes (can select more than one option):   * *Tension* * *Harmonious and inclusive* * *Supportive* * *Social exclusion and marginalisation* * *Other (please specify)* | | |
| What services are available to most households living in this community? | | Tick boxes (can select more than one option):   * *Electricity* * *Municipal water supplies* * *Waste collection* * *Transportation services* * *Other (please specify)* | | |

|  |  |
| --- | --- |
| 2. Land tenure | |
| What types of land tenure are there in the community/ area in which IDPs/ refugees are residing?  Land tenure is the relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land. | Tick boxes (can select more than one option):   * *Communal/ Customary* * *Open access* * *State/ Governmental* * *Private* * *Other (please specify)* |
| Are IDPs/ refugees residing on any illegal property holdings? | Tick boxes (can select more than one option):   * *No* * *Yes If Yes, which type of residence?* * *Squatting locations* * *Rental houses* * *Tented settlements* * *Hosting households* * *Other (please specify)* |
| What are the potential implications of this? |
| Tick boxes (can select more than one option):   * *Unclear* * *Eviction* * *Solutions being sought* * *Site to be demolished*   *Other (please specify)* |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **3. Key actors in the rental market** | | | | |
| How do people access rental accommodation in this community? Who are the key actors in the rental market?  *Ensure the role of the community leader is captured* | |  | | |
| Is the way IDPs/ refugees access rental accommodation different to local residents?  If so, in what way? Are different actors involved?  *Consider: Government permission, security screening, community leader’s permission, registration, etc.* | |  | | |
| What types of rental agent are operating in the community?  How many of each type of agent are there? | **Type of agent** | **Agent characteristics**  *Consider: gender, ethnicity, full/part time, coverage, payment, legal status, services provided, reside locally* | | **Number of agents** |
| *E.g.: Volunteer* | *Only payment from landlord, part-time, rent collection, local* | | *10* |
|  |  | |  |
|  |  | |  |
|  |  | |  |
| In the **last 12 months**, by how much has the number of rental agents increased or decreased? | | Tick box:   * *Stay same* * *Increase* * By % No of agents * *Decrease* * By % No of agents | | |
| By how much is the number of agents likely to increase or decrease **in the next 12 months**? | | Tick box:   * *Stay same* * *Increase* * By % No of agents * *Decrease* * By % No of agents | | |
| What payment do you receive for your services with the rental agents and / or tenants and/or landlords? | | From tenants |  | |
| From landlords |  | |
| From rental agents |  | |

|  |  |  |
| --- | --- | --- |
| 4. Security of tenure | | |
| What kinds of agreement exist between the landlord and the IDP/ refugee tenant? | Tick boxes (can select more than one option):   * *Verbal* * *Written (informal)* * *Written (formal/ legal)* * *Other (please specify)* | |
| Is the same documentation needed for **different types of tenant (host/ refugee/ IDP)**? | Tick box:  *No*  *Yes (if Yes – answer question below)* | |
| What documentation is **needed to rent** accommodation by IDPs/ refugees and local residents? | |
| **Local residents** | **Refugees/ IDPs** |
| Tick boxes (can select more than one option):   * *Passport*   *National identify card UNHCR refugee status determination document*   * *Letter from Government* * *Other (please specify)* | Tick boxes (can select more than one option):   * *Passport*   *National identify card UNHCR refugee status determination document*   * *Letter from Government* * *Letter from family/ relatives* * *Other (please specify)* |
| Are most IDP/ refugee able to renew their tenancy contracts? | Tick box:   * *Yes* * *No If No, see question below* | |
| Why can’t IDPs/ refugees renew their tenancy agreements? | |
| Tick boxes (can select more than one option):   * *Lack of income* * *Rent increment* * *Landlord not extending agreement* * *Local households given preferential treatment* * *Other (please specify)* | |
| Have IDP/ refugee tenants been evicted? | Tick box:   * *No* * *Yes If Yes, see question below* | |
| If so, what are the common reasons for eviction? | |
| Tick boxes (can select more than one option):   * *Defaulting on rent* * *Lack of tenancy agreement* * *Rent increment* * *Breach of tenancy agreement for example:*   + *Poor maintenance of* accommodation   + *High number of tenants*   + *Other (specify)* * *Complaints from neighbours* * *Social tension* * *Other (please specify)* | |
| Where do IDP/ refugee tenants go when they cannot pay their rent/ renew their tenancy agreement/ are evicted? | Tick boxes (can select more than one option):   * *Cheaper* accommodation * *Tented settlements* * *Collective centres* * *Relatives/ friends* * *Become homeless/ sleep on streets* * *Other (please specify)* | |
| What concerns do IDPs/ refugees have regarding their safety and security? | Tick boxes (can select more than one option):   * *Gender based violence* * *Rape* * *Kidnapping* * *Attack* * *Poor relationships with landlords* * *Robbery/stealing* * *Lack child friendly space* * *Hostility with local residents* * *Hostility with other idps/ refugees* * *Lack of safe drinking water* * *Lack of employment* * *Distance from schools/ health centres* * *Fear of eviction* * *Other (please specify)* | |
| Do IDPs/ refugees face any problems with any government authority? | Tick box*:*   * *No* * *Yes If Yes, answer questions below* | |
| Who do they have problems with? | |
| Tick boxes (can select more than one option):   * *Community leadership* * *Police* * *Immigration* * *Community guards* * *Local government housing agents* * *Other (specify)* | |
| What is the nature of their problems? | |
| Tick boxes (can select more than one option):   * *Lack of documentation* * *Non-payment of rent/ taxes* * *Social unrest/ violence/ crime* * *Other (specify)* | |
| Do IDPs/ refugees have concerns regarding the physical structure and hygiene of their accommodation and living conditions? | *Tick boxes:*   * *No* * *Yes If Yes, answer question below?* | |
| What are these concerns? | |
| Tick boxes (can select more than one option):   * *Location of the accommodation is not safe* * *Lack of space* * *Lack of privacy* * *Poor structure of accommodation* * *Lack of access to adequate water* * *Lack of access to adequate sanitation* * *Poor waste management* * *Lack of space for children* * *Other (specify)* | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **5. Housing stock in the community** | | | | | |
|  | **Type A:** | **Type B:** | **Type C:** | **Type D:** | **Type E:** |
| What **types of** accommodation are there in the community?  Please indicate: Housing condition*: completed or incomplete, walls (bare/ plastered/ painted), flooring (cemented or mud), roof, ceiling, windows, number and size of rooms, outside area etc.* |  |  |  |  |  |
| What services are generally included in the rental agreement? *Consider: water and sanitation, electricity, waste removal etc.* |  |  |  |  |  |
| What kind of tenant lives in this accommodation?  *Consider: socio-economic level of tenant and status: local resident, refugee/ IDP* |  |  |  |  |  |
| Which type of accommodation are the IDPs **actually** renting in the community? |  |  |  |  |  |
| How much rent is paid per month? |  |  |  |  |  |
| How is the rent paid? (Mobile money, Cash, Bank transfer, In-kind/ barter, Other (please specify) |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **5. Housing stock in community** | | | | | | | | | | |
| **TIMEFRAME** | **NOW / REAL TIME** | | | | | **LAST 12 MONTHS** | | | | |
| Type of accommodation | Number in area of interest | Rented  (Number / %) | Rented by IDPs  (Number / %) | Vacant  Number/ % | New accommodation + when? | Number in area of interest | Rented  (Number / %) | Rented by IDPs  (Number / %) | Vacant  Number/ % | New accommodation + when |
| **Type A** |  |  |  |  |  |  |  |  |  |  |
| **Type B** |  |  |  |  |  |  |  |  |  |  |
| **Type C** |  |  |  |  |  |  |  |  |  |  |
| **Type D** |  |  |  |  |  |  |  |  |  |  |
| **Type E** |  |  |  |  |  |  |  |  |  |  |
| **TOTAL** |  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **5. Housing stock in community** | | | | | | | | | | |
| **TIMEFRAME** | **FUTURE – PROGRAMME INTERVENTION PERIOD** | | | | | | | | | |
| Type of accommodation | Number in area of interest | Rented  (Number / %) | Rented by IDPs  (Number / %) | Vacant  Number/ % | New accommodation + when? | How much rent is paid per month? | Evictions common?  a. Very common  b. Common  c. Not common | Non-renewal of tenancy agreement common?  a. Very common  b. Common  c. Not common | If evicted/ non-renewal of tenancy, where do IDPs/ refugees go?  a. Cheaper accommodation Type A/B/C/D/E  b. Tented settlements  c. Collective centers  d. Relatives/ friends  e. Other (specify) | Vacant housing: length of time to find tenant  a. < 2 week  b. 2 – 4 weeks  c. 1 – 2 months  d. Other (please specify) |
| **Type A** |  |  |  |  |  |  |  |  |  |  |
| **Type B** |  |  |  |  |  |  |  |  |  |  |
| **Type C** |  |  |  |  |  |  |  |  |  |  |
| **Type D** |  |  |  |  |  |  |  |  |  |  |
| **Type E** |  |  |  |  |  |  |  |  |  |  |
| **TOTAL** |  |  |  |  |  |

|  |  |
| --- | --- |
| **6. FUTURE PROGRAMMING (insert the number of units sought)** | |
| Would the community able to provide accommodation for \*\* IDPs/ refugees arrived? | *Tick boxes:*  *Yes.*  *No If No, see question below* |
| If No, why not? |
| Tick boxes (can select more than one option):  *Lack of available* accommodation *of type needed*  *Lack of interest to accommodate IDPs/ refugees*  *Other (please specify)* |
| Would an increase in demand for accommodation result in any problems in the community? | Tick boxes (can select more than one option):  *No*  *Yes. If yes, see questions below* |
| If so, what impact would this have on the local and displaced population? |
| Tick boxes (can select more than one option):  *Increase in price of rent*  *Increase in rental agents*  *Eviction of local poor*  *Social tension*  *Stimulation of building*  *Increase poor living conditions*  *Increase stress on services*  *Housing refurbishment to create more units*  *Other (please specify)* |
| If yes, what could be done to mitigate this impact? |
| Tick boxes (can select more than one option):   * *Gradual settlement of IDPs/ refugees* * *Seek additional housing units* * *Increase number of tented settlements* * *Release additional land* * *Seek additional areas*   *Other (please specify)* |
| Would some landlords require support to help increase the availability of housing units? | Tick box:  *No*  *Yes. If yes, see questions below* |
| If so, what kind of assistance would they need? |
| Tick boxes (can select more than one option):  *Financial support/ loans*  *Building materials*  *Communication support*  *Other (please specify)* |