# Rental Market Tools: An overview

These tools would fit into the existing Market Assessment Framework (see page 13 of the MSMA Companion guidelines) and would substitute those existing in the toolkit of the same tool number. For example, a team assessing rental markets would still apply Tools 1, 2, 4, 5, 6, 8, 9 and 10 that are available in the toolkit, but apply Rent Market: Tools 0, 3 and 7.

The tools attempt to collect vital information regarding the rental market at the same time as get an understanding of issues related to security of tenure and protection.

Key is identifying which type of accommodation is being assessed – this information should be collected from the needs assessment. However, questions (Tool 3: Community leaders) collects information on types of accommodation rented by the displaced community for the purpose of triangulation and getting a broader understanding of the market.

Contextualisation and editing of tools to fit the context is vital and should not be overlooked. The tools are templates that need editing.

## Overview of the rental market tools:

**Rent Market Tool 0: Tenant**

* Current MSMA guidance does not have a Tool 0. Rental market needs such a tool as needs assessments generally speaking do not investigate issues related to security of tenure or specifications of rental accommodation with potential target households.
* Collects the opinion of tenants regarding their security, safety and protection for further investigation.
* Supports contextualisation of the rental tools.
* Can provide the assessment team with key contacts within the rental market (with whom Rent Market Tools 3 and 7 would be utilised).

**Rent Market Tool 3: Local authority**

* Provides an overview of the rental market in the area (key actors, housing developments, legislation, challenges) and the involvement (if any) of the local authority.
* Includes general questions regarding rental markets and land tenure, followed by more specific questions in relation to the area of interest, target population etc.

**Rent Market Tool 3: Community leaders**

* In the context where the local authority is not very engaged in the rental market, this tool enables the capture of information at a community/ local level and asks similar questions related to key actors, challenges, supply and demand, land tenure, housing stock in the area, social cohesion between displaced and host etc.

**Rent Market Tool 7: Rental agents and landlords**

* In this tool, more specific information related to the rental market is collected: housing stock, types of accommodation, prices, vacancy, supply and demand, challenges, seasonal changes, trends over time (last 10 years, next 12 months), methods of payment etc.

***Questions are duplicated in Rental Market Tools 3 and 7*** – this is deliberate. Users should edit the tools according to how the rental market system functions in their location, their need for triangulation and their access to key informants.