# Rent Market Tool 3. Local Authority

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| **Ensure key informant(s) are aware of:**   * Purpose of assessment * Geographical area of interest * Target population * Type of rental accommodation being assessed |

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| **1. Assessment Details** | |
| Name of Interviewer |  |
| Date of Interview |  |
| Name of Interviewee |  |
| Position |  |
| Department |  |
| Contact details  *Possibility to re-contact?* |  |

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| **2. Jurisdiction, role and responsibility of the local authority** | | | | | |
| Jurisdiction: what area does the local authority cover? |  | | | | |
| What is the main role and responsibility of the authority? With specific reference to the rental market? | Tick boxes (can select more than one option):   * *Policy development and implementation* * *Urban planning* * *Development of guidance* * *Registration of landlords/ rental agents* * *Land/ housing use* * *Land tenure* * *Rental prices* * *Housing standards and quality* * *Tax from rental income* * *Other (please specify)* | | | | |
| What are the main policies and regulations (implemented or not implemented) that affect the rental market in the area of interest and for the type of accommodation of interest? |  | | | | |
| Have any of these policies/ regulations been reviewed or modified due to the humanitarian situation? | Tick boxes:   * *No* * *Yes – see question below* | | | | |
| Which policy/ regulation and in what was the result of the review/ modification? | | | | |
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| How is rental accommodation accessed in the area of interest? | Tick boxes (can select more than one option):   * *Friends/ family* * *Via Community leader* * *Via local housing authority* * *Via charities/ religious groups* * *Via rental agents* * *Internet/ Social media* * *Advertisement in local paper/ magazine/ window* * *Other (please specify)* | | | | |
| In the area of interest and for the type of accommodation of interest, who are the main actors within the rental market that the authority engages with?  Approximately how many of them are there? | Actor |  |  |  |  |
| No. (approx.) |  |  |  |  |
| What activities does the authority undertake with these rental market actors?  *Consider: policy development, implementation, regulation, registration, guidance etc.* | Activities |  |  |  |  |
| What are the main challenges and limitations faced in the rental market in the area of interest and accommodation of interest? | Tick boxes (can select more than one option):   * *Costs of housing* * *Lack of low-income housing development / investment* * *Urban/ rural migration* * *Growth of informal areas* * *Lack of government resources to implement policies* * *Lack government policies* * *Population influxes due to humanitarian context etc.* * *Land tenure related* * *Lack of security of tenure* * *Other (please specify)* | | | | |
| What types of land tenure are utilized in the area of interest? | Tick boxes (can select more than one option):   * *Communal/ Customary* * *Open access* * *State/ Governmental* * *Private* * *Other (please specify)* | | | | |
| Do the types of land tenure affect the rental market in any way? | Tick box:   * *No* * *Yes – see question below* | | | | |
| Which type (s) of land tenure? | | | | |
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| In what way is the rental market affected by the type(s) of land tenure? | | | | |
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| **3. Housing stock in area of interest**  ***(Indicate formal and informal housing where necessary)*** | | | | | | |
| What are the types of accommodation **available for rent** in the area of interest?  *Consider: low, medium and high density accommodation,* ***cost,*** *quality and size of structures, informal/ formal areas, access to services, space, land tenure, location, security etc.* | | **Type A** | **Type B** | **Type C** | **Type D** | **Type E** |
|  |  |  |  |  |
| Who tends to be the owners of rental properties? | | Tick boxes:   * *Local authorities* * *Commercial bodies* * *Private owners* * *Charities/ religious groups* * *Other - specify* | Tick boxes:   * *Local authorities* * *Commercial bodies* * *Private owners* * *Charities/ religious groups* * *Other - specify* | Tick boxes:   * *Local authorities* * *Commercial bodies* * *Private owners* * *Charities/ religious groups* * *Other - specify* | Tick boxes:   * *Local authorities* * *Commercial bodies* * *Private owners* * *Charities/ religious groups* * *Other - specify* | Tick boxes:   * *Local authorities* * *Commercial bodies* * *Private owners* * *Charities/ religious groups* * *Other - specify* |
| What is the approximate housing stock in the area of interest? |  | **Type A** | **Type B** | **Type C** | **Type D** | **Type E** |
| Rented |  |  |  |  |  |
| Owned |  |  |  |  |  |
| Has there been an increase/ decrease in the **supply** of **rental** properties over **last 10 years?** | Same |  |  |  |  |  |
| Increase |  |  |  |  |  |
| Decrease |  |  |  |  |  |
| Has there been an increase/ decrease in the **demand** for **rental** properties over **last 10 years?** | Same |  |  |  |  |  |
| Increase |  |  |  |  |  |
| Decrease |  |  |  |  |  |
| What influences the increase/ decrease in demand and supply of rental housing stock? | | Tick boxes (can select more than one option):   * *Costs of housing* * *Favorable economic conditions* * *Lack of low-income housing development / investment* * *Urban/ rural migration* * *Urban/ rural economic growth* * *Growth of informal areas* * *Lack of government resources and funding to implement policies* * *Lack government policies* * *Population influxes due to humanitarian context etc. (IDPs/ refugees)* * *Other (please specify)* | | | | |
| Looking forward to the **next 12 to 24 months,** will there been an increase/ decrease in the **demand** for **rental** property**?** | Same |  |  |  |  |  |
| Increase |  |  |  |  |  |
| Decrease |  |  |  |  |  |
| What will influence the future of the rental market? | | Tick boxes (can select more than one option):   * *Costs of housing* * *Economic conditions* * *Housing development / investment* * *Urban/ rural migration* * *Urban/ rural economic growth* * *Growth of informal areas* * *Government resources and funding to implement policies* * *Government policies* * *Population influxes due to humanitarian context etc. (IDPs/ refugees)* * *Other (please specify)* | | | | |

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| **4. Closing comments and key contacts** |
| Can you think of any people that can help us to get a better understanding of the market?  Ask for names, contact details, and help to arrange meetings. |
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| Any additional comments and observations? |
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