



NORWEGIAN  
REFUGEE COUNCIL

# Rental Market Assessment

## Amran Gov

MARCH 2019

## 1. Assessment Main Objective:

The main objective of this assessment is to study and analyze the rent rates in Amran City District of Amran Governorate in order to obtain sufficient information to estimate amount of rent in the intervention of Shelter. This evaluation helps to improve performance and correct mistakes and find the best and most appropriate ways of implementation to meet the needs of beneficiaries and to increase the quality in achieving the project indicators and activities.

## 2. Methodology

Quantitative and qualitative tool was designed to collect data about the average of rent cost in Amran City District of Amran Governorate. The data was collected through the household survey. The study sampling was reduced to 44 HHs due to LAs restrictions. The interviewed 44 households were drawn from the 300 registered beneficiaries for the rental subsidies activity under OCHA YEFM1827 project.

## 3. Limitation of the Study:

Initially the study sampling was reduced due to LAs' restrictions.

## 4. Key Assessment Findings

### ➤ Analysis (Demographic Information)

#### • Covered Space in Homes (M<sup>2</sup>)

As previewed on the figure below, containing all data, it could be noticed that 12 HHs have between (36-40) M<sup>2</sup> covered space in their homes. On the contrary, only 2HHs have between (46-50) M<sup>2</sup> covered space.

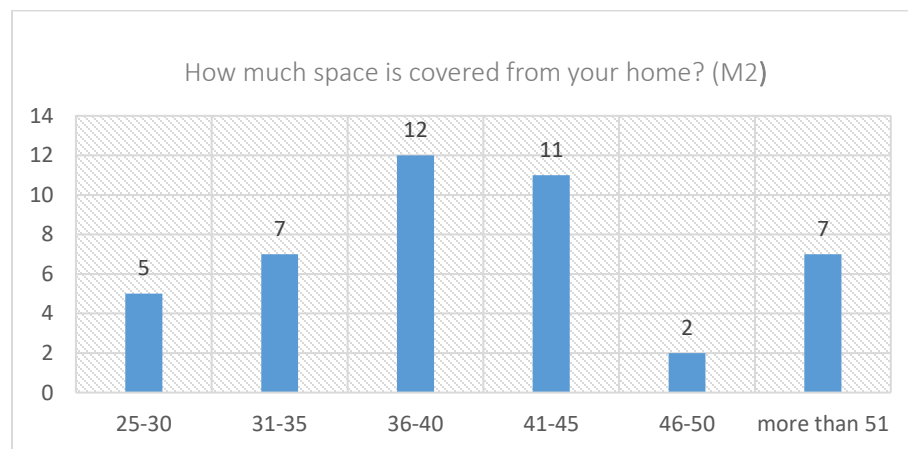


Figure 1

- **Suitable and Comfortable Houses for Living**

38 HHs (86%) reported that their houses are proper for living and 21 HHs (52%) with comfortable houses, while only 6 HHs (14%) consider their houses as not suitable for living and 23 HHs (48%) with uncomfortable houses, as previewed on the below figures. It could be assumed that HHs who live in houses with small spaces consider their homes unsuitable as there is no enough privacy.

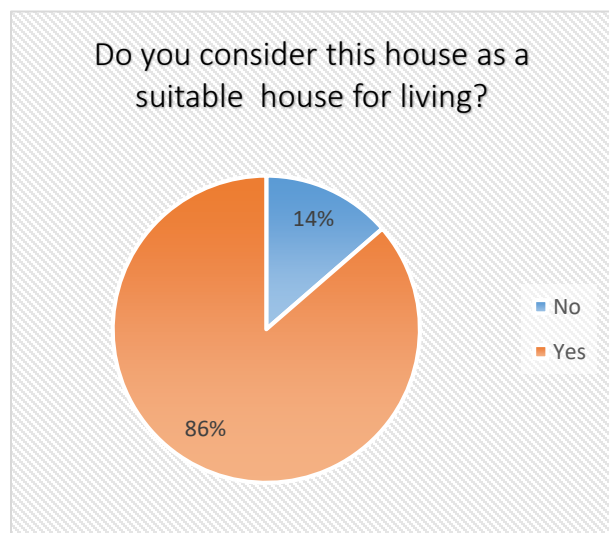


Figure 2

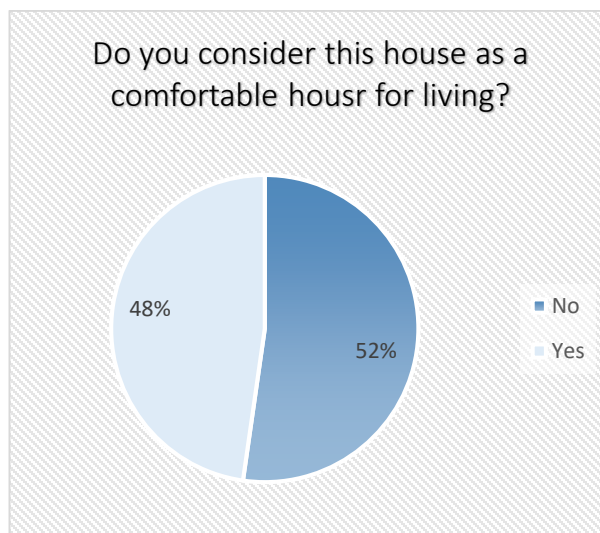


Figure 3

- **Basic Services and Protection Availability**

The assessment reports that 80% of the HHs are living in houses with basic services such as Water network, road and sewage network and 89% with protected houses from rain, wind, and cold. On the other side, 20% HHs are living in houses without basic services such as Water network, road and sewage network. It can be assumed that such HHs are living in such houses down to mainly financial difficulties. Furthermore, 11% reported living in homes without protected houses from rain, wind, and cold, as indicated on the figures below. A rehabilitation intervention may be needed to improve the protection conditions for such houses.

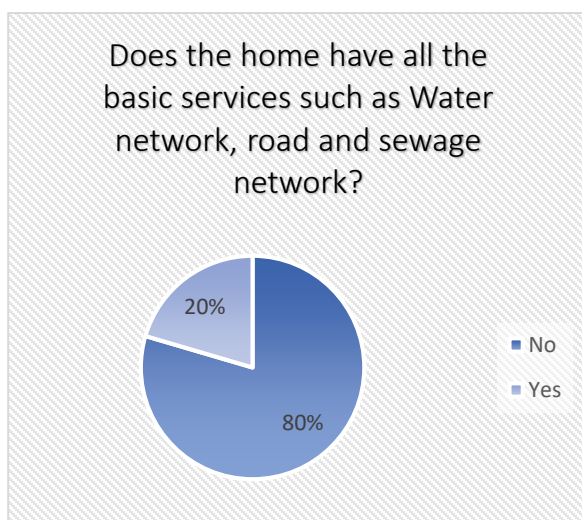


Figure 5

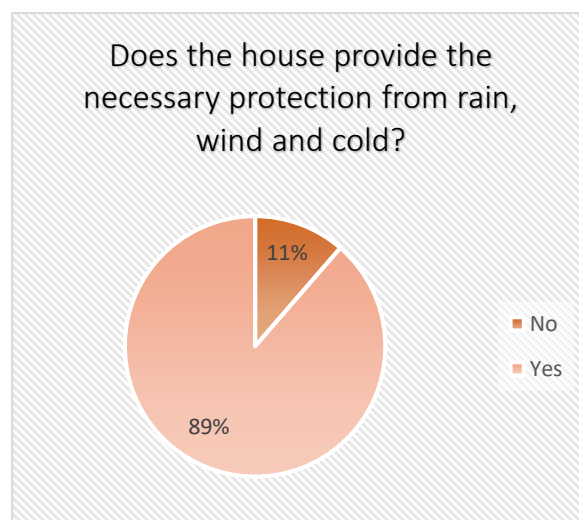


Figure 4

- **Basic Facilities Such as A Kitchen with A Sink and an Equipped Bathroom and Necessary Privacy for All Family Members**

Regarding the availability of Basic Facilities Such as a kitchen with a sink and an equipped bathroom in homes, 66% of the HHs reported having those basic facilities and 34% of the HHs reported the unavailability of basic facilities. A rehabilitation intervention may be needed to improve the basic facilities availability for such houses.

In terms of having an appropriate privacy for all families, 89% of the HHs confirmed having the needed privacy, while 11% of the HHs reported that they do not have the required privacy for all family members. There could be a direct correlation between this finding and the suitability finding. Most of the people who stated living in not suitable homes stated also not having enough privacy.

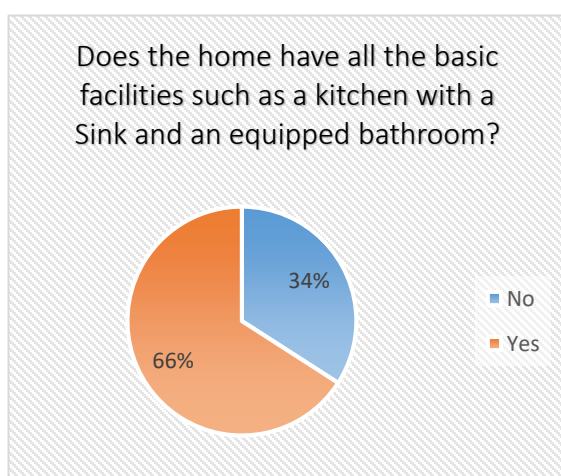


Figure 6

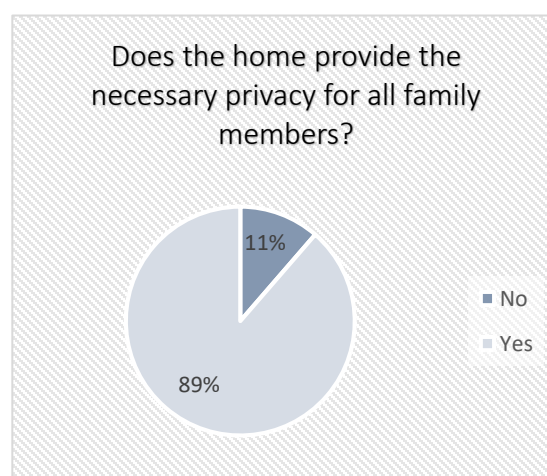


Figure 7

- **House Evaluation**

As shown in the below chart, HHs were asked to evaluate their rented houses as good, Normal, Poor, and very good. 18 HHs consider their houses conditions with Norma, 15HHs as good, 6 HHs as very good, and 5 HHs as Poor.

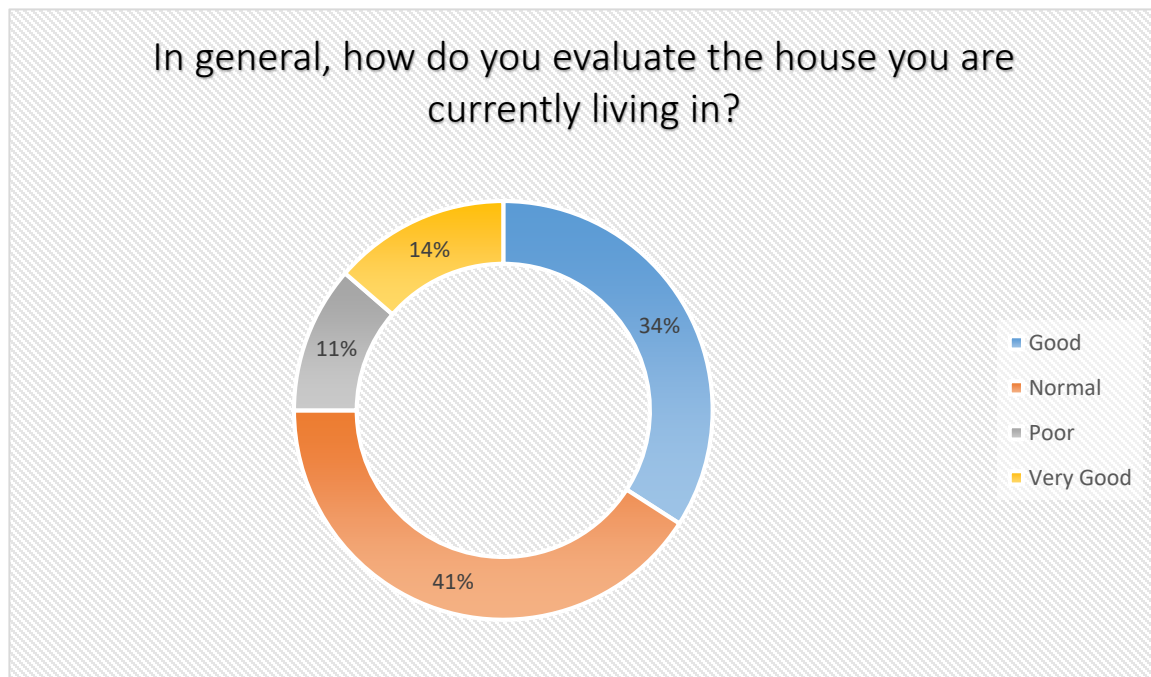


Figure 8

- **Rent Cost That Would Be Paid for A House of Two Rooms, Kitchen and Two Bathrooms**

When asking HHs about How much they would pay for a house of two rooms, kitchen and two bathrooms, 24 HHs reported that they would pay an amount between (11000-15000) YER, 11 HHs would pay (10000 or less), 8 HHs would pay (16000 – 20000), as shown on the figure below.

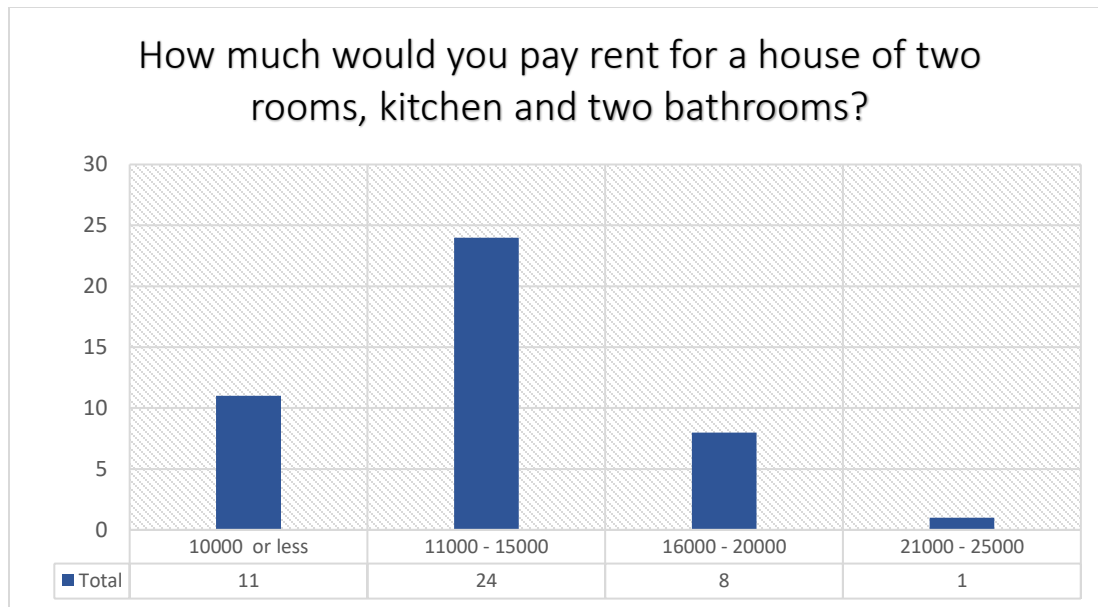


figure 9

- **Rent Cost That Would Be Paid for A House of Three Rooms, Kitchen and Two Bathrooms**

When asking HHs about How much they would pay for a house of Three Rooms, Kitchen and Two Bathrooms, 17 HHs reported that they would pay an amount between (11000-15000) YER, 12 HHs would pay (21000 - 25000), 14 HHs would pay (16000 – 20000), and only 1 HHs would pay (26000 - 30000), as shown on the figure below



Figure 10

- **Rent Cost That Would Be Paid for A House of three Rooms, Kitchen and Two Bathrooms**

When asking HHs about How much they would pay for a house of Three Rooms, Kitchen and Two Bathrooms, 9 HHs reported that they would pay an amount between (15000 - 20000) YER, 6 HHs would pay (21000 - 25000), 27 HHs would pay (26000 - 30000), and only 2 HHs would pay (31000 - 35000), as shown on the figure below,

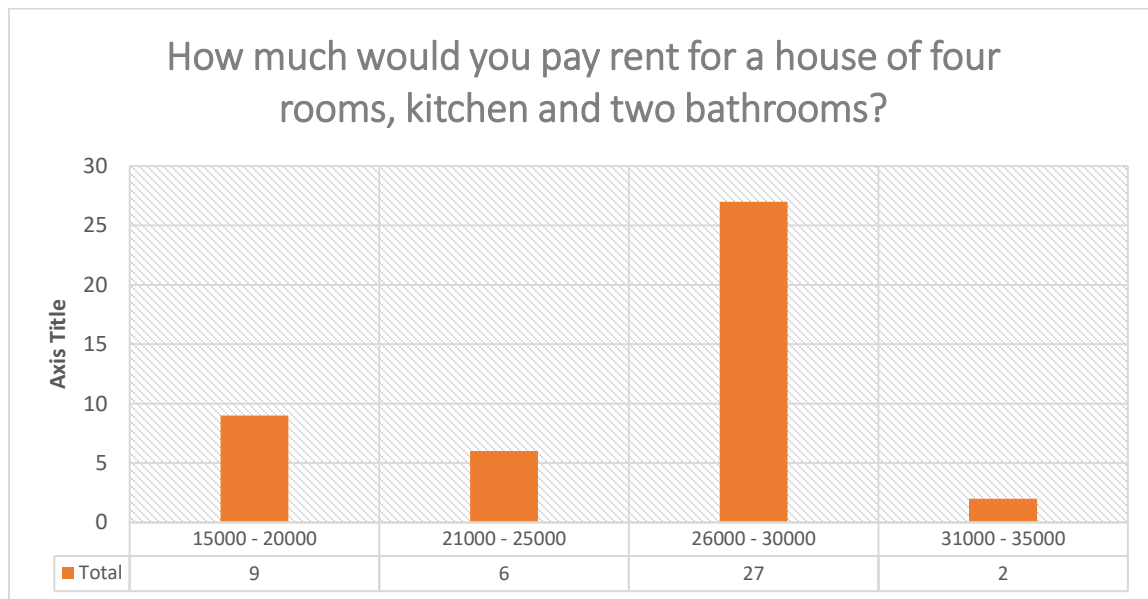


Figure 11

- **Rent Cost That Would Be Paid for A House of more than Four Rooms, Kitchen and Two Bathrooms**

When asking HHs about How much they would pay for a house of four Rooms, Kitchen and Two Bathrooms, 6 HHs reported that they would pay an amount between (25000 - 30000) YER, 8 HHs would pay (31000 - 35000), 18 HHs would pay (36000 - 40000), and 12 HHs would pay (41000 - 45000), as shown on the figure below

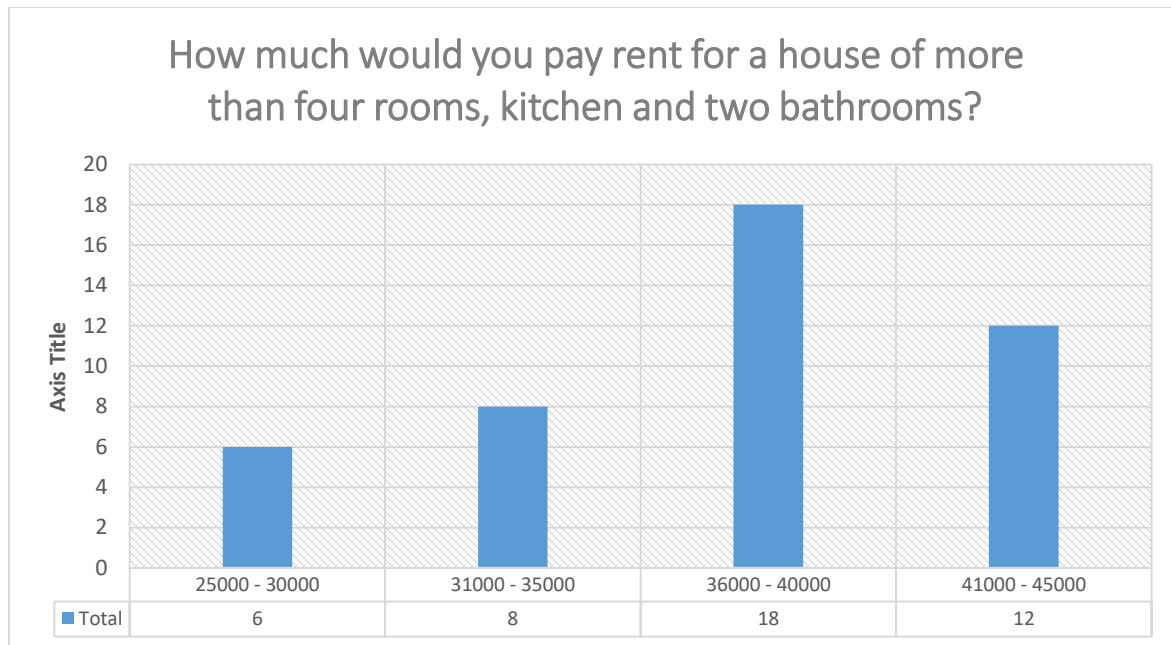


Figure 12

## 5. Conclusions

People must have sufficient covered space to provide dignified accommodation. Essential household activities can be satisfactorily undertaken, and livelihood support activities can be pursued as required. As stated in figure 8, it is pretty obvious that respondents who live in spacious houses (40 m<sup>2</sup> and more) have shown a level of satisfaction regarding house suitability, house comfortability, basic facilities availability, protection and privacy. They also have evaluated their homes mainly as 'good' and 'very good'. Therefore, assuming that a typical family consists of 7 members, a 47 square-meter house consists of 4 rooms, one kitchen and two bathrooms is preferable in this context. To figure out the average rental cost for such houses, and as stated in figure 11, we can conclude that the average rental cost for such houses, as stated by the respondents, would be up to 28,000 YR in Amran City. Another 10000, cost of basic services such as electricity and water, can be added to the average rental cost (28000 YR) so that the overall total can be up to 38000.



## 6. Recommendations

- Recommended Rental Cost

Intervention Type	Location	House Space	Average Rental Cost	Average Basic Services Cost	Total
Shelter Rental Subsidy	Amran City	Four rooms, two bathrooms and one kitchen	28,000	10,000	38,000

- Rehabilitation of some damaged houses is also recommended to improve the protection condition for the households.
- Improvement of households' access to some house basic facilities like latrines and handwashing facilities.
- Improvement of the infrastructure of the target location like water supply network and sanitations should be considered for future interventions.



ASSESSMENT for  
Rental Cost in Amran