



**Rental subsidy (Shelter  
intervention strategy)  
Maiduguri, Borno State**

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30th January, 2018

**faith. action. results.**

# INTRODUCTION

Our rental subsidy intervention is a kind of shelter intervention that involves repairing dilapidated buildings or improving the condition of unfinished buildings to make it more habitable for IDPs (beneficiaries) who are already living in this building in lieu of rent payment for a maximum period of two (2) years.

## Area of Focus

The intervention is focused on IDPs (beneficiaries), living in unfinished houses and dilapidated buildings within the host communities of Muna-Dalti and Simari in Jere L.G.A because we consider them to be vulnerable to protection issue and inclement weather condition.

# SIGNING AGREEMENT

- We have an agreement document prepared by our HLP team, that we present to the house owner which explains CRS commitment on one part and the Landlord commitment ( **to allow the beneficiary to live in the house for a period of years without paying rent if CRS rehabilitate the building**) and the beneficiary commitment on the part.
- The document is signed by the Landlord and the beneficiary of the rental subsidy as parties, with two witnesses each of who attest to the agreement.
- The CRS HLP team also endorse the document as the party who prepared it and also volunteer to be part of the resolution process in case of any dispute arising from this agreement.
- This document is normally presented for negotiation with the Landlord or house owner after the technical assessment and Bill of Quantities is developed.

## ASSESSMENT

We carry out technical assessment of each building occupied by our beneficiary to establish the scope of work, which forms the bases for developing the Bill of Quantities and negotiation with the house owner to grant us approval to carry out the repairs identified during the technical assessment in lieu of rent payment by the IDP.

### **Major Area of repairs**

- door
- window
- cracks on wall
- block wall
- roof members
- roofing sheets and
- taking measurement of building elements that requires rehabilitation.

## SOME PICTURES OF BUILDING REPAIR





# Pictures



## DEVELOPMENT OF BOQ

- We developed the Bill of Quantities from the result of our technical assessment of the building and use the BOQ as a tool to negotiate with Landlord before signing of agreement.
- The BOQ explained the cost implication and what they stand to benefit from our intervention on their building. In most cases, they will sign the document which now gives us the permission to carry out the rehabilitation works.

# IMPLEMENTATION

- We do the implementation of the rehabilitation work through contractors.
- We have a pool of building contractors on our list of approved contractors for shelter works.
- Whenever a BOQ for rehabilitation work is prepared, we send the BOQ to the procurement unit, who then invites the contractors to bid for the work based on the quantities on the BOQ after which a contractor is selected on the bases of cost, quality of work and time of delivery.



# CHALLENGES

- 1. Some beneficiaries give false information regarding their status on the occupancy of the building. For example: A beneficiary that is staying in a house that is free of rent, will tell you that they pay rent, thinking that they will be given the money to pay their rent.
- 2. Sometimes, identifying the actual/real house owner is difficult. This is because some of the beneficiaries do try to bring in somebody else to stand in place of the house owner.
- 3. More time is spent in both identifying the real house owner to sign agreement and negotiating the terms of agreement for the rehabilitation work.
- 4. Some Contractors bring in low quality building materials not specify in the Bill of Quantities.
- 5. Non-selected beneficiaries were removing their low quality doors and windows so that CRS can provide good ones.

# LESSONS LEARNT

- 1. Terms of rehabilitation work should be discussed in the presence of house owner and beneficiary occupying the building to avoid future dispute.
- 2. There should be continuous involvement of stake-holders throughout the implementation phase so that the terms of rehabilitation work will be clear to all.
- 3. Selected and non-selected beneficiaries for rehabilitation work should adequately be informed of what sort of assistance they will get and the criteria for such assistance to avoid community conflict.



# Thank You