



Nigeria-UK Housing Society

Position Statement

The Nigeria-UK Housing Society (NUHS), registered in the UK as Nigerian-UK Housing Society – Registration Number 7366662, as a not-for-profit organisation, seeks to establish and promote housing management in Nigeria. The underlying passion, goals and objectives are to improve housing conditions, meet housing needs, foster effective links with the Chartered Institute of Housing (UK) with a view to creating channels of collaborative working to deliver and sustain “Affordable Housing” development to meet the needs of low and medium income earners.

The Society will bring together qualified and experienced housing practitioners and other relevant stakeholders engaged in housing related services. The principal aim of the NUHS is to create a pathway for providing professional housing management and training opportunities in Nigeria and Africa.

What are the issues?

Access to housing is a fundamental human requirement and one that is acknowledged globally as essential to creating viable communities. Nigeria in its first 50 years has seen tremendous growth in its population and greater demands for housing. As state governments set out to create Mega-cities, the emphasis on accommodation has become more acute. More private estates are being developed faster than any other time in the nation’s history but this has not resolved the challenges of urbanisation. The gap relates to lack of constitutionally established housing management structures in the areas of housing policy, planning, needs mapping, maintenance culture and strategic focus.

The Federal Government of Nigeria has set a new target of 54,500 housing units, through more public-private partnership in housing delivery and urban development. Many of these units will not be affordable to the average Nigerian worker – many will again fall into disrepair like a number of low-income estates in Nigeria, if systematic planning and a maintenance culture is not incorporated in the planning and management of these new estates.



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Access to affordable, good quality and well managed accommodation, a growing concern for most people in Nigeria, has significant social ramifications, particularly for employment, health, crime and education, if it is not effectively addressed.

Nigeria's National Assembly should pass the long standing Bill that will modify the Provisions of the Land Use Act 1978 and make freehold land acquisition easier for the masses.

The steps currently being taken by Nigeria's Federal Government to regulate the mortgage industry through the introduction of Mortgage Refinancing is a step in the right direction but interest rates are extremely high and repayment periods are too short.

Why these issues need attention:

- The United Nations (UN) has indicated that Nigeria needs to fast-track its actions to attain the goals and recommendations of global communities on housing. The UN emphasises the need for the country to promote national programmes on provision of adequate shelter, sustainable and participatory approach to land use planning, architectural design, building construction and management of towns, cities and villages.
- Currently about 86.4 million Nigerians are estimated to live in unsuitable or uninhabitable conditions. (Equates to about 58% of the total populace).
- A significant proportion of low income earners do not have access to affordable housing or finance. The average monthly income in Nigeria is N18,000 The average rent on a 2bedroom property is over N100,000 According to a report by the Lagos State Government, 65% of residents live in rented accommodation, paying 50% of their monthly income on house rents.



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The Presidency of the Federal Republic of Nigeria has included adequate housing in its 7-point agenda and the 2020 Millennium Development Goals (MDGs). These targets will be better achieved through systematic planning and having adequate housing management skills-base.

Nigeria-UK Housing Society's role

The Nigeria-UK Housing Society has been established in response to the emerging social issues relating to housing management and urban development. The Society brings together qualified and experienced housing practitioners and other interested parties engaged in housing related services.

The key aims of NUHS:

- a. To bridge the gap in the provision of high quality housing management in the Federal Republic of Nigeria by serving as the link between the Chartered Institute of Housing (UK) and Nigerian housing stakeholders and educational institutions.
- b. The establishment of the Nigerian Institute of Housing (NIH) through an Act or Housing Management Bill passed by the Fed Govt of Nigeria, in line with other professional bodies e.g. ICAN, Nigerian Institute of Architects, Nigerian Society of Engineers, etc.
- c. To promote international collaboration among African countries and other agencies in tackling the challenges facing mega-cities through rapid urbanisation.
- d. To look after the welfare needs of the members by providing home news, career guidance, social activities and mentoring.
- e. To stimulate a culture of learning and development via formal training and education in partnership with the Nigerian University Commission and affiliated learning institutions.



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- f. The Society aims to identify and promote possible financial models, policy frameworks and the good practice required to improve housing conditions in Nigeria and to create a new approach to planning, managing and sustaining housing provision.

The Nigeria-UK Housing Society will achieve these goals:

1. Working in partnership with Federal and State governments to develop and deliver innovative financial models for housing and lending practices; to institutionalise housing management via state ministries and local governance; stimulate viable and sustainable communities.
2. Building capacity and skills-base for State Government housing staff, developing Housing Faculty with selected universities and developing CIH Distance Learning and certified courses for Nigerians who want to become CIH members.
3. Providing a consultancy service to develop and manage affordable housing projects in Nigeria; in partnership with key stakeholders abroad and in Nigeria.
4. sharing knowledge and experience at national and state levels on emerging themes i.e. Implementing the Lagos Mortgage Bill, Leasehold Management, Mega-city principles, Regulation and control of new housing units, Enforcement of terms of tenure and infrastructure.
5. Identifying opportunities to influence policy and practices; to revitalise housing legislation and regulations.
6. Exploring problems, identifying good practice and innovation and developing solutions.



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Operational Methods (how we will deliver):

We will adopt a range of empirical methodology to identify affordable housing solutions that:

- are evidence-based
- provide value for money
- involve effective collaboration and partnership
- can demonstrate impact on the living conditions and well-being of Nigerians
- have a sense of accountability and social corporate responsibility

We will work to achieve the following outcomes:

- Improving the understanding of key housing and urbanisation issues and potential solutions among government officials, local government councils, international development agencies, community organisations and private sector bodies.
- Developing and promoting new ideas for affordable housing solutions, in particular those that lever in non-public sources of funding and facilitate public private partnerships.
- Increasing the skills capacity and knowledge base for Nigerian professionals to meet the new demands of effective housing provision and management.
- Raising the profile of, and promoting, local housing providers delivering good practice which are visited by, or identified through the work of the NUHS.
- Influencing national housing policy and local practice.
- Building strong relationships between NUHS members and wider policy contacts, both in Nigeria and the UK.



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For further Information:

E-mail: Info@nuhs.org.uk

We would welcome feedback, comments and suggestions on collaborating with relevant organisation - Governmental & Non-Governmental - to improve housing conditions and create affordable housing solutions in the 36 states of the Federal Republic of Nigeria.

Further Notes:**CIH**

The Chartered Institute of Housing (CIH) is the UK professional body for people involved in housing and communities. It is a registered charity and not-for-profit organisation. CIH has a diverse and growing membership of over 22,000 people - both in the public and private sectors - living and working in over 20 countries on five continents across the world. CIH exist to maximise the contribution that housing professionals make to the wellbeing of communities.

NUHS

The Nigeria-UK Housing Society (NUHS), registered in the UK as Nigerian-UK Housing Society - Registration Number 7366662, is a community interest company, (CIC) and a non-profit organisation. The Executive members are CIH qualified with Corporate and Fellow memberships. All have credible track records in Housing Management, Regeneration, Finance and associated disciplines; both in the UK and Nigeria. Members who support the Executive are CIH qualified and hold various senior positions in the UK housing sector. For a profile of current Executive members, please email info@nuhs.org.uk or visit our website www.nuhs.org.uk

Affordable Housing

The United Kingdom has a long tradition of promoting affordable social rented housing. This may be owned by local councils or registered social landlords. There are also a range of affordable home ownership options, including shared ownership (where a tenant rents part share in the property from a social landlord, and owns the remainder). The social housing sector in the United Kingdom is regulated to ensure compliance with the government regulations, good practice and value for money, amongst other criteria.



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Housing Management

Housing Management covers many varied issues although it is essentially about managing tenancies to ensure all tenants have quiet enjoyment of their home within a safe and secure environment. It recognises that it is simply not only about looking after buildings and the physical environment. Some of the areas covered by housing management include tenancies, housing allocation, repairs and maintenance, rent collection, evictions and protection from harassment.