



A Review of the Data Landscape in African Housing Ecosystems: Nigeria

Main Findings and Recommendations

Data is critical in the development of any sector. It informs policy decisions by government as well as investment decisions made by private sector participants including funders and developers. In light of this, the Data Agenda is core to the missions of CAHF, Reall and 71point4, which all look towards working housing finance markets in Africa. The Agenda seeks to identify and disseminate available data and encourage provision of additional data where data gaps exist, to support better investment decision making for affordable housing.

Various organisations generate and collect data and could potentially provide access to invaluable data for housing investment decision-making. Within the private sector, participants such as developers, real estate agents and finance providers will maintain data on their own activities, but they might be reluctant to share data because of competitive concerns. Where data is made available by for-profit entities at no cost, it may be provided sporadically and partially, and often with the objective of building reputational capital in higher income segments of the market. Non-uniformity of data provided by various companies and unsynchronised releases reduces the usability and value of this data.

Industry-wide data sharing initiatives can sometimes succeed, but there is a risk of free-riding, with some participants failing to submit data while making use of data provided by others. Often, participants in data sharing

initiatives fatigue, as more pressing business concerns are prioritised.

At the same time, the housing sector and its participants generate data just by existing. Much of this is collected by regulators who govern the processes of construction, investment, urban development, and participation in property markets. This data, important in the regulatory process, could also be usefully considered as part of the housing data landscape. The Data Agenda for Housing in Africa seeks to curate and collate existing data, whether collected by the private, public or NGO sectors, in the normal course of business, or explicitly for unique purposes, and share this into the public domain in support of overall market development.

The Data Landscape Review is a program that CAHF, Reall (who are a member of the AUHF) and 71point4 have undertaken to examine the housing data available in a country, its quality, the gaps and to identify who the main producers of data are. The program's aim is to improve data availability and access so as to stimulate the housing and finance markets. This document is targeted at key data producers and custodians and provides a summary of the Data Landscape Review's main findings and recommendations.

Reall has developed a dashboard from which the data for Nigeria can be accessed: www.reall.net/msi/nigeria

The African Union for Housing Finance (AUHF) was established as a member-based body of housing lenders in 1984. Today, the AUHF comprises of 55 members from 23 countries across the continent and the globe. Members include commercial and mortgage banks, building societies, microfinance banks/institutions, housing development corporations, and other institutions involved in the mobilization of funds for shelter and housing. As an industry body, the AUHF promotes the development of effective housing finance markets, and delivery of affordable housing across Africa. <http://www.auhf.co.za/>



A Data Agenda for Housing in Africa

A set of **115** **Headline Market Shaping Indicators** that provide information on the state and functioning of the housing sector, were developed by CAHF, 71point4 and Reall. These indicators were organised in **two categories—Value chain and Context**. The **Value** chain category consists of four sub-categories (land and infrastructure; construction and investment; sales and rental; and maintenance and management) while the **Context** category has three sub-categories (enabling environment, economic environment and demand):

Data collected along the housing value chain

Value chain data explores the key links in the housing delivery and management value chain. Data points are chosen to highlight gaps in delivery, or potential blockages that might undermine the development process.

The formal housing and housing finance value chains are tracked by public entities and regulators. This process naturally generates vast amounts of data. Legislation that empowers the state and regulators to collect data can drive efficiencies and generate more complete data. The data they collect represents all formal market activity and is collected in explicit, common formats.

For example, **administrative data** includes data collected by planning authorities, in response to statutory building controls, and can be very useful in characterising formal housing supply.

Lending activity and loan performance data is collected by central banks using compliance returns submitted by regulated financial services providers. This data can be useful in characterising formal access to and use of finance, and how the finance sector intersects with the housing sectors.

Regulators typically do not collect data with a market-development objective and may be unaware of the potential value to market participants of the data they have. An important objective of the Data Agenda is to highlight this **potential value to data curators**, and encourage them to gather and disseminate more data, more often.

Data that frames the context

Context data explores the overall, **enabling environment** for affordable housing, the economic environment, and demand-side characteristics. These indicators extend beyond the housing sector and highlight the dependence that successful affordable housing investment has on the broader context.

Data relating to the enabling environment is largely drawn from international sources – the UNDP, the World Bank and specifically, its Ease of Doing Business Indicators Programme, and Transparency International. These offer high level, globally standardized insights into the business operating environment as it impacts on housing. More locally-specific data might be drawn from the experiences of developers themselves, on a case-by-case basis.

Data relating to the economic environment includes macro-economic and labour force indicators, which are largely drawn from national statistics bureaus and the Finance Ministry or Central Bank. The World Bank also provides high level, globally standardized data.

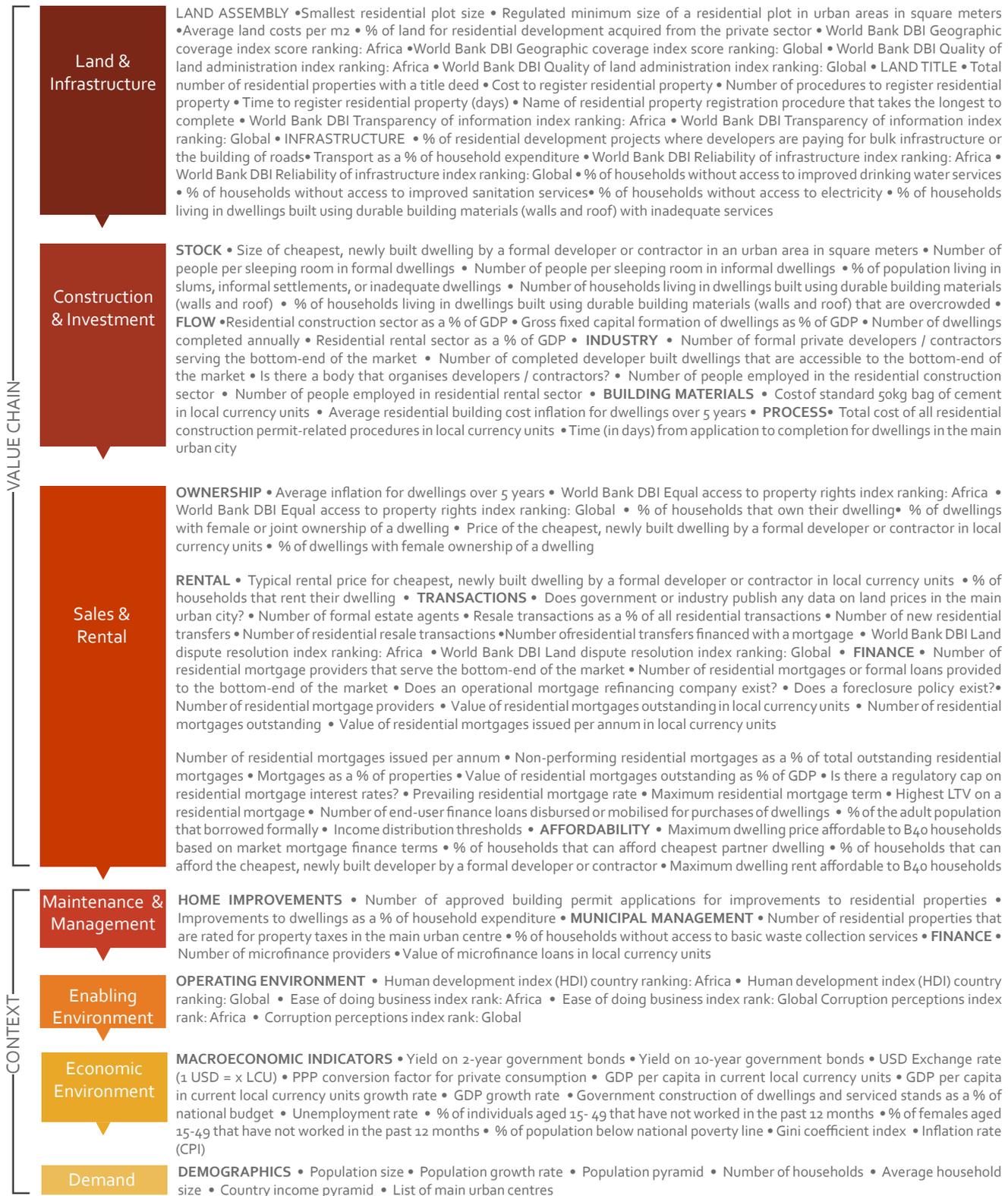
At the national level, demand side data is primarily available from national statistics bureaus, although there are some international survey data sources as well, including the World Bank and the Demographic and Health Surveys dataset of USAID.



The challenge of informality

Often, where data is not available or severely limited, underlying administrative or regulatory processes are inefficient or poorly aligned with the needs of the market. This **poor alignment is often the underlying cause of informality**. In light of this, the Data Agenda challenges existing notions of formality and seeks to explore how new data could enable **improved visibility**, laying the foundation for better **governance**, more appropriate **regulations** and sustainable **participation** of the financial sector.

A Data Agenda for Housing in Africa: 115 Headline Market Shaping Indicators have been identified across the value chain and critical contextual areas



About the data landscape review process

1. The data landscape review began with a review of what data is available, and building the agenda from there.
2. The process involved **reviewing legislation** associated with the housing delivery process, and considering what regulatory data requirements might produce useful administrative data.
3. In line with Reall's mandate and a general objective of the work to look at the affordable end of the market serving lower income households in the first four income or wealth deciles (the **Bottom 40** of the market), a number of indicators relating specifically to this segment were included.
4. In cases where indicators were difficult to populate using publicly available data, the process relied on **proxies**.
5. Reall's housing development partners provided access to various datapoints captured from their construction projects, providing valuable benchmarks for the wider market.
6. The quality of each indicator was assessed using a **data quality assessment framework** which considers the interpretability, relevance, accuracy, timeliness, accessibility and representativeness of the data.



Quick data landscape facts

<https://reall.net/msi/nigeria/>

Economic environment

161 / 189

Human Development Index ranking

Source: World Bank (2019)

659 159 NGN

(equivalent to \$1 739.21)

GDP per capita

Source: World Bank (2018)



2.1%

GDP growth rate

Source: World Bank (2018)



3%

of the adult population borrowed formally (not only for housing)

Source: EFINA (2018)



0.19%

of residential mortgages outstanding as a % of GDP

Source: Central Bank of Nigeria; Nigerian Mortgage Refinance Company (2019)



270 Billion NGN

(equivalent to \$712 000 000)

of formal housing finance is outstanding

Source: Nigerian Mortgage Refinance Company (2019)



8.5%

yield on 10-year government bonds

Source: Central bank of Nigeria (2019)

Population statistics



Of the population live below the national poverty line

Source: World Bank (2017)

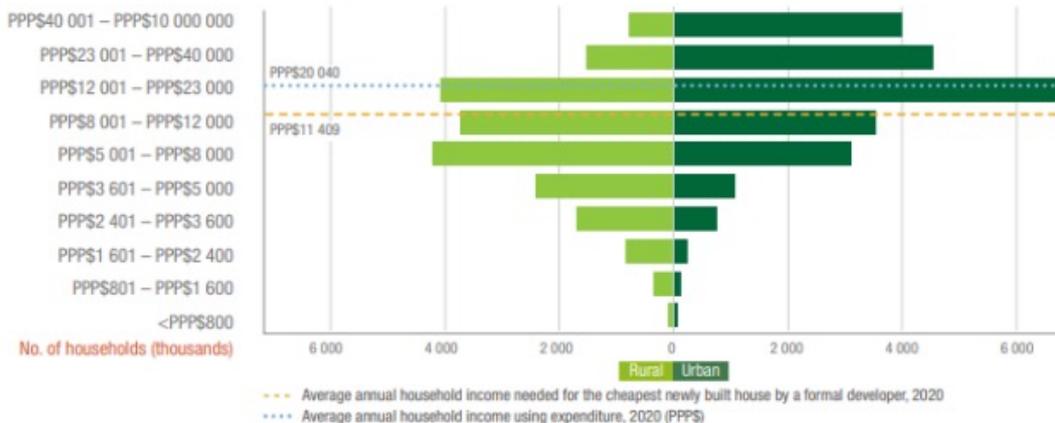


8.4%

Unemployment Rate

Source: World Bank (2017)

Population Pyramid



Source: C-GIDD (2020)



41.7 Million households in total

Source: C-GIDD (2019)



4,4 people

per household on average

Source: Demographic Health Survey (2018)



2.56%

National population growth rate

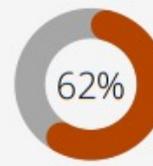
Source: World Bank (2018)

Housing environment



of all households **rent** their dwelling

Source: World Bank; Nigeria National Bureau of Statistics (2019)



of all households **own** their dwelling

Source: World Bank; Nigeria National Bureau of Statistics (2019)

Average number of people per sleeping room...

Source: Demographic Health Survey (2018)

Urban formal dwelling: **2,11 people**

Urban informal dwelling: **2,44 people**



2.1 Million

households live in dwellings built using **durable building materials** (walls and roof)

Source: Demographic Health Survey; C-GIDD (2019)

Access to services



of the urban population live in slums, informal settlements or inadequate dwellings

Source: World Bank (2014)



of all households do not have access to improved drinking water services

Source: World Bank (2017)



of all households do not have access to improved sanitation services

Source: World Bank (2017)

Household expenditure



of household expenditure goes towards improvements to dwellings



of household expenditure goes towards transport

Source: Nigeria National Bureau of Statistics (2019)

Cheapest newly built house by a formal developer in an urban area...

Price to buy: **2 900 000 NGN**
(equivalent to \$8 000)



Source: Millard Fuller Foundation; Shelter Origins (2018)

Size:



32 sqm

Source: Millard Fuller Foundation (2020)

Price to rent (urban): **188 000 NGN**
(equivalent to \$500)

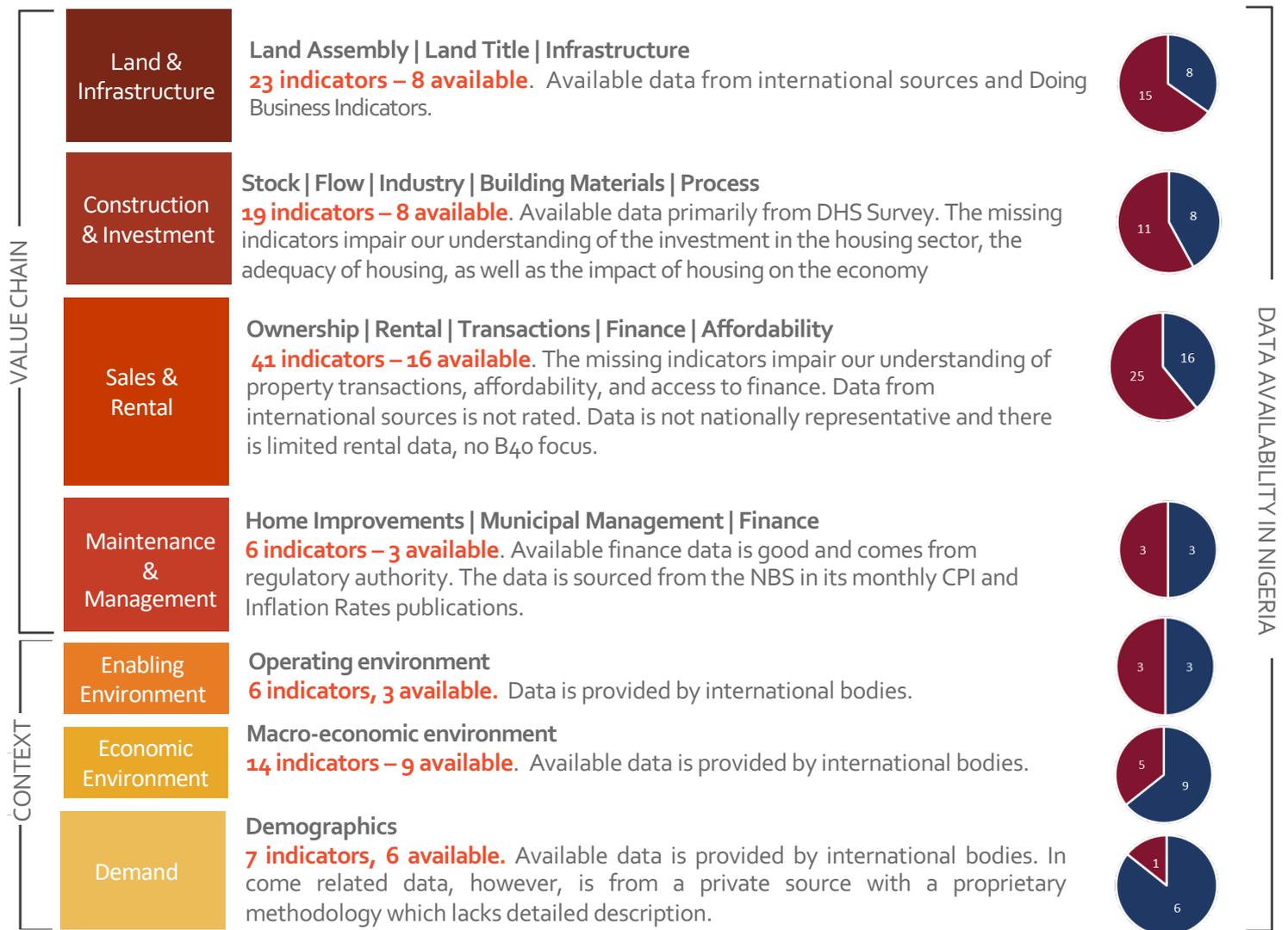
Source: Yearbook Consultant (Calculated) (2018)

A review of the data landscape

A review of data published by international and local institutions has allowed CAHF, Reall and 71Point4 to populate available data according to the Headline Indicator Market Shaping Framework. The figure below illustrates this data collection activity per component by including a high-level characterisation of data quality for indicators that were populated.

For the most part, Nigeria’s data landscape is characterised by significant data gaps along the value chain. Furthermore, in some areas, the quality of available data ought to be improved, for example extending the focus to the B4o as well. The review of Nigeria’s data landscape reveals opportunities for increased collaboration by key data producers and custodians to improve data availability and support the development of Nigeria’s housing market.

In collecting and reviewing the data, we were supported by AUHF-member, the National Mortgage Refinance Company (NMRC) and the National Real Estate Data Collation Management Programme (NRE-DCMP) in Nigeria. We are grateful for their input.



Context data is much easier to access because it is collected and disseminated by international bodies. Value chain data is less available – but is particularly important because this is where the nuance of Nigeria’s affordable housing sector can be seen and understood. **There is an important opportunity for regulators – the Central Bank of Nigeria, the National Bureau of Statistics, and others – as well as the NRE-DCMP and the Nigeria Mortgage Refinance Company, to unlock, disaggregate, disseminate and further gather critical data to support housing investment in Nigeria.**

All of the data collected is available on Reall’s website: <https://reall.net/msi/nigeria/>. An overview document providing definitions of the metadata is available on CAHF’s website: <https://housingfinanceafrica.org/documents/market-shaping-indicators-for-housing-metadata-document/>. The full Nigeria Data Landscape Report is available here: <https://housingfinanceafrica.org/documents/a-review-of-the-data-landscape-in-african-housing-ecosystems-nigeria/>.



Key Data Producers and Custodians in Nigeria

All institutions in Nigeria's housing value chain generate data, whether for private or public use, or simply as a by-product of their business. The figure below shows the **key institutions that generate and disseminate pertinent data in Nigeria:**

Regulators/Government Department

Private Institutions

NGOs

DFIs

| | | | | | |
|--|---|--|---|---|---------------------------------|
| Central Bank of Nigeria | National Bureau of Statistics (NBS) | NRE-DCMP | Nigeria Mortgage Refinance Company | Reall | World Bank |
| National Population Commission | Federal Ministry of Finance, Budget and National Planning | Banks and Mortgage Financiers | Mortgage Banking Association of Nigeria | Centre for Affordable Housing Finance (CAHF) | Demographic and Health Survey |
| Federal Ministry of Works and Housing | Family Homes Fund | Nigeria Institute of Surveyors and Valuers | Real Estate Developers Association of Nigeria | Enhancing Financial Innovation and Access (EFInA) | African Development Bank (AfDB) |
| Lagos State Real Estate Transaction Department | Nigerian Investment Promotion | | Nigerian Institute of Town Planners | | |

The National Bureau of Statistics, Central Bank of Nigeria, NRE-DCMP and NMRC have a critical role to play in Nigeria's data landscape.

The [National Bureau of Statistics](#) (NBS) - Together with central banks, statistics bureaus form the core of a country's data landscape, collecting and publishing a range of data in various ways, and NBS plays this important data provision and curation role in Nigeria. Guided by the Statistics Act of 2007, NBS' data mandate typically includes the collection and dissemination of data on building and construction, prices of construction inputs, housing costs and rentals. They also collect demographic data generated by nationally representative household or business surveys.

Established as Nigeria's monetary authority, [The Central Bank of Nigeria's](#) (CBN) current legal framework within which it operates is the Central Bank of Nigeria Act of 2007. The objectives of the CBN are primarily to promote monetary stability and a stable financial environment and to act as an economic and financial advisor to the government. In addition, the CBN hosts comprehensive real estate sector, government finance, financial and external sector time series data in its statistics database alongside publications and reports. The [Nigeria Mortgage Refinance Company](#) (NMRC) has the mandate of "promoting home ownership for Nigerians while deepening the primary and secondary mortgage markets." They have developed and host the Housing Market Information Portal (HMIP) which is a decision-making tool that supports the growth of affordable housing and housing finance markets in Nigeria. Through the portal, NMRC works with other institutions like the NRE-DCMP which deposit useful housing data which to enrich the housing data sitting within the NMRC for use by the public to make informed housing decisions.

There has been increased recognition of the importance of data which has culminated in the establishment of the National Real Estate Data Collation and Management Programme (NRE-DCMP). This initiative is as a result of steps taken by the Real Estate Developers Association of Nigeria (REDAN) in collaboration with the Central Bank of Nigeria (CBN), Nigeria Mortgage Refinance Company (NMRC) the Federal Ministry of Works and Housing (FMWH), National Bureau of Statistics (NBS), Federal Mortgage Bank of Nigeria (FMBN), National Population Commission (NPC), Mortgage Banking Association of Nigeria (MBAN), and Pison Housing Company amongst other institutions. FMBN, NMRC, CBN and REDAN have teamed up to adopt the NMRC Housing Market Information Portal (HMIP) as the repository for housing market information in the country.

A call to action

Nigeria has a rich administrative data landscape that can offer valuable insights on the state of the housing market. Much of this is locked in other databases or reports and would be usefully shared with a housing-specific purpose. We call on all sector players in Nigeria, the continent and beyond to actively participate in the generation and dissemination of housing and housing finance data to improve Nigeria's housing market. The identified data gaps offer an opportunity to drive the Data Agenda and improve Nigeria's data landscape for affordable housing. The [Kigali Declaration](#) urges the following:

- **The AUHF calls on the Federal Government of Nigeria to champion the collection and dissemination of available statutory and administrative data;** and to adopt policy and processes that foster a conducive enabling environment for housing.
- The private sector and NGOs have a critical role to play too, and are called on to 'commit to the principle of open access' which would allow the data produced in their work to be analysed and used to improve Nigeria's data landscape and housing market. They are also urged 'to invest in the development of information infrastructure necessary to support investment in housing in Nigeria'.

To access the Kigali Declaration: <https://www.auhf.co.za/wp-content/uploads/2021/08/AUHF-Declaration-2021-FINAL.pdf>

Key next steps

Nigeria has a rich administrative data landscape that can offer valuable insights on the state of the housing market. Much of this is locked in other databases or reports and would be usefully shared with a housing-specific purpose. Key next steps are summarised below with particularly **high value interventions highlighted in burgundy** (although all together are important).

| | Nigeria National Bureau of Statistics | Central Bank of Nigeria | Federal Ministry of Works and Housing/ Federal Mortgage Bank of Nigeria | State Governments/FHF | Private Sector | DFIs / NGOs |
|--------------|---|---|---|---|--|---|
| Unlock | NBS and NRE-DCMP can extract and analyse household data to close data gaps. | Republish on NMRC's HMIP succinct housing and housing finance related statistics published by the CBN. | | | Extract and analyse data collected by industry bodies (REDAN and NIESV) with emphasis on the affordable sector. | Analyse new DHS data when it becomes available. |
| Disseminate | More frequent iterations of surveys (e.g. Social Accounting Matrix) and sector summary reports (Real Estate and Construction Report). | Opportunity to disseminate data on residential lending activity and mortgage loan performance. | Publish data on housing starts & completions by market segment. Publish indicators & reports on residential transfers (including raw land sales, registration and sale of new units and residential resale transactions). | Disseminate indicators and reports on turnaround times from application to decision for planning submissions, as well as cost of compliance related to applications and permitting. | Dissemination of priority indicators on NMRC's Housing Market and Information Portal. | |
| Disaggregate | Make raw data available for household level analysis of income, housing circumstances, etc. | Transactions data generated by lenders & credit bureaus could significantly improve public understanding of credit access and performance. | Especially make available underlying transactions data so that third parties can augment and add value to the data. | Make available detailed data on units completed to enable analysis of activity in the affordable segment of the market. | Encourage donors to create more comprehensive and standardised data gathering protocols and templates for projects they fund. | |
| Gather | Through the synergy created by the NRE-DCMP, there may be opportunities for the NBS to gather and publish building and construction data. | There is an opportunity for to create more comprehensive and standardized data gathering protocols and templates for government funded housing initiatives. | | | Where DFIs fund affordable housing developments, they should request that developers submit comprehensive and standardised data in line with clear protocols and templates (as with NGOs) – participation in the Open Access initiative. | |

About the research

This document summarises the facts, findings and recommendations contained within the full report, "A Review of the Data Landscape in African Housing Ecosystems: Nigeria" — a joint initiative of **the Centre for Affordable Housing Finance in Africa, 71point4, and Reall (Reall is also a member of the AUHF)**, produced in July 2021. The report interrogated the availability and quality of housing-relevant data required to populate a set of priority indicators that characterise activity along Nigeria's Housing Value Chain.

The Data Agenda for Housing in Africa identified gaps in Nigeria's housing data and the analysis was also applied in Kenya, Mozambique, Tanzania, Uganda, Côte d'Ivoire, Rwanda, Pakistan, India and Morocco. The findings support the need for further in-country engagements to create an agenda for better collection and analysis. To view the complete Data Landscape report and all the recommendations in detail, go to: <https://housingfinanceafrica.org/documents/a-review-of-the-data-landscape-in-african-housing-ecosystems-nigeria/>