

Toilets for tenants

Emerging smart enforcement research from Ghana

Presented by Guy Norman

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Background

In Ghana (as in many countries), there are **regulations that require landlords to provide acceptable shared toilets for their tenants...**

... but these regulations are rarely enforced.



"The landlord told us that there's a public toilet in the area, so why should he construct a toilet?

Research aims

In the Municipality of Ga West (part of Greater Accra)...

- What are **barriers to toilet construction** by landlords?
- • What are **factors impeding enforcement** of regulations?
- • What smart enforcement solutions might **unblock** this situation?

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Findings: investment barriers reported by landlords

- Financial difficulties: "too expensive"
- Lack of technical support for toilet construction
- Unfavourable soil conditions
- Lack of building permit
- "Tenants don't need toilet, there's a public toilet nearby"
- "I didn't know about the regulation"

Findings: investment barriers reported by landlords

• Financial difficulties: "too expensive" ???

- Acceptable toilets cost between about \$700 and \$1100
- Current World Bank subsidy offer of 50% of cost: so \$350 \$550
- Rental income for landlord with 5 rooms: about \$800 per annum
- Interest rates for commercial credit very high in Ghana

Findings: enforcement barriers reported by municipal staff

- Lack of funds for enforcement activities
- Lack of incentives for EHOs and prosecutors
- Delays in prosecution
- Political interference
- Low capacity/interest of prosecutors
- Lack of support from other stakeholders

Negotiation Game



Negotiation Game

Municipal Authority Choice

		We will enforce flexibly	We will enforce maximally
Landlords' Choice	"I will aim to comply"	Voluntary compliance equilibrium	Harassment
	"I won't comply"	Capture	Deterrence equilibrium

(from a researcher called John Scholz)

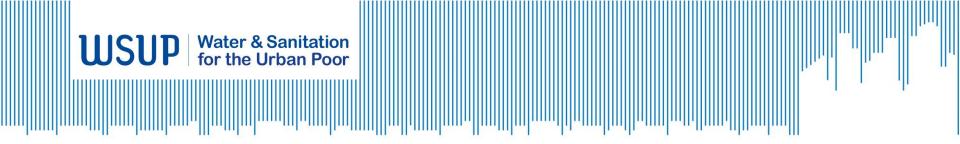
Findings: agreement arising from Negotiation Game

- Continuation of 50% subsidy
- Acceptance by Municipality of cheaper solutions
- Systems for anonymous reporting by tenants
- Awareness creation around regulation and around available subsidies
- Introduction of prosecution process for non-compliant landlords

BUT...

Will it really work?





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Urban Sanitation Research Initiative Ghana

www.wsup.com/research