

Toilets for tenants

Emerging smart enforcement research from Ghana

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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?

Urban Sanitation
Research Initiative
Ghana



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



Landlords

Community
Leaders

Tenants

Municipal
Authority

Negotiation Game

Municipal
Authority
Choice

Landlords'
Choice

	We will enforce flexibly	We will enforce maximally
<i>"I will aim to comply"</i>	Voluntary compliance equilibrium	Harassment
<i>"I won't comply"</i>	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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