



A Review of the Data Landscape in Nigeria's Housing Ecosystem

A focus on the National Population Commission



Centre for Affordable
Housing Finance
in Africa

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 Data 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.

The Population and Housing Census is a key pillar of national statistical systems, providing data on key characteristics of people, such as the number, people's spatial distribution, economic activities, age, gender, ethnicity, household compositions and living conditions, education, and internal/international migration, as well as other key socio-economic characteristics. In relation to the housing sector, a census allows policymakers and housing practitioners to assess changes in the quality of housing and related facilities, monitor development goals and plan for future housing needs. Most countries conduct censuses every 10 years. Census data is vital in providing the basis of sampling frames for national household surveys during the years between censuses.

The **National Population Commission (NPC)** is the main national agency responsible for undertaking the enumeration of the population of Nigeria. It does this periodically, through censuses and sample surveys. The NPC was established in accordance with section 153 (J) of the Constitution of the Federal Republic of Nigeria. Key functions include to :

- Prepare and maintain a national framework, including locality list and house numbering, for the delineation exercise for census and sample surveys in each local government area in Nigeria;
- Collect, collate and publish data on migration statistics;

- Research and monitor the national population policy and set up a national population information data bank;
- Disseminate information and educate the general public about the functions of the Commission under the Act.

The last census was conducted in 2006. The NPC has been set to conduct its first-ever digital Population and Housing Census in 2023, however, there have been delays. This represents a critical opportunity for the collection, collation and dissemination of data that accurately characterizes Nigeria's housing sector.

A Call to Action

The NPC has a critical role to play in addressing key data gaps by collaborating with the National Bureau of Statistics, and housing stakeholders to curate and disseminate housing related data. Key data gaps to focus on, in relation to the housing sector include:

- **Housing Stock** – Data on buildings that are used for residential purposes, type of dwelling and location, the construction materials used for the outer walls, and dwellings by period of construction.
- **Household** - Data on household housing characteristics (e.g. tenure status, access to basic services, Annual household income distribution thresholds). Household survey data by income segment, on levels of spending in housing, transport and services/utilities
- Data on formal and informal employment per sector/occupation

The Ministry of Housing and Urban Development is collaborating with the National Population Commission (NPC) to produce verifiable and credible data on the actual number of Nigeria's housing deficit. There is an opportunity for the NPC to make the raw data that they collect for the 2023 census available to housing stakeholders for more in-depth analysis.

About Nigeria's housing data landscape

A 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**, interrogates 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 review identified gaps in Nigeria's housing data landscape. 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/>.

The Nigeria National Population Commission has a critical role to play in Nigeria's data landscape.

The NPC coordinates the collection of **demographic and socio-economic data** through censuses, surveys, Civil Registration and Vital Statistics, and administrative records. Surveys include the Nigeria Demographic and Health Surveys; the National Sentinel Surveys; General Household Surveys; the Nigeria Education Data Survey and multiple indicator cluster surveys.

National Policy on Population for Sustainable Development

The revised National Population Policy (2021) aims to achieve a demographic dividend for sustainable development. The policy acknowledges the implications of the current population growth trajectory on the rate of urbanization and ever-increasing demand for adequate housing.

Enumeration Area Demarcation 2023

The NPC has through the Enumeration Area Demarcation (EAD), captured the information and geo-coordinates of all buildings in the country, totaling 65,475,250 buildings. The 2023 Census EAD generated a variety of geo-spatial datasets that will be valuable to the housing sector. These include Enumeration Area (EA), Supervisory Area (SA), Locality, Registration Area (RA)/Ward and Local Government Area (LGA) spatial and attribute data.

National Real Estate Data Collation Management Programme

In 2017, the CBN Statistics Department in collaboration with REDAN kick-started the inter-agency collaboration that gave birth to the NRE-DCMP (with 14 organizations). NPC's support towards the housing data platform includes collating and presenting public sector data relevant to housing.

Key surveys conducted by the NPC with useful data relevant to housing demand and impact of the sector on the broader economy include:

- Nigeria National Population Census (2006).
- Nigeria Demographic and Health Survey (2018)

A full list of NPC publications can be found on their website: <https://nationalpopulation.gov.ng/publications>

Profiling the Bottom '40'th percentile in Nigeria

Commissioned by CAHF and developed by 71point4, the B40 dashboard explores key indicators to profile Bottom 40 (B40) households. This dashboard is intended to support investors', policymakers' and other housing sector practitioners' understanding of the B40. Data from the Demographic and Health Surveys Program (DHS) is used to create indicators grouped into five themes: household characteristics, dwelling characteristics, access to services, inadequate dwellings and individual indicators.

Data from the 2018 Nigeria DHS Survey can be visualised on the dashboard:

<https://housingfinanceafrica.org/documents/b40-dashboard/>

A gap that could usefully be filled by the NPC is the dissemination of data captured through the Enumeration Area Demarcation, which This includes granular information on all buildings in the country, their types and distribution of Wards, Localities, LGAs and States. Making this available will hugely benefit Nigeria's housing sector, especially in providing a better understanding of the informal sector.

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. There is an opportunity for the NPC to make **high value interventions that unlock, disseminate, disaggregate and gather data.**

Unlock	Disseminate	Disaggregate	Gather
NPC, NBS and the Ministry of Housing and Urban Development can extract and analyse household data to close data gaps	Regular 10-year iterations of the National Population and Housing Census	Make raw data available for household level analysis of income, housing circumstances, etc.	Through the synergy created by the sector, there maybe opportunities for the NPC to gather and publish housing sector related data

CAHF looks forward to the National Housing Data Centre becoming the home for the Housing Market Information Portal, which has to date been hosted by the NMRC. For more information, please contact David Chiwetu at CAHF –

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