

TERMS OF REFERENCE FOR BORNO STATE PSWG SUB- WORKING GROUP

HOUSING, LAND AND PROPERTY (HLP)

CONTEXT

Under the guidance of the PSWG and the global HLP cluster, the purpose of the HLP working group is to address the HLP needs of the displacement affected population in Borno State of Nigeria, by providing overall guidance and coordination of services, activities and assessments and advocating for best practice standards.

Since May 2016¹, there has been a notable improvement in the security situation in NE Nigeria marked by an increase of the accessible LGAs and notable return of displaced persons. However, the security environment remains volatile and marked by violence within NE Nigeria and in neighbouring Lake Chad countries. Over 14.8 million people have been affected by the insurgency across the region and in Nigeria. Repeated security incidents and violations of human rights attributed to the insurgency continues to cause population movements inside and outside the country. To date more than 1.8m² Internally Displaced Persons, displaced as a result of the insurgency have been identified mostly within the states of Borno, Adamawa and Yobe with the majority having sought refuge in Borno state (Maiduguri). According to UNHCR³ statistics 186,473 refugees are in neighbouring Cameroon, Niger and Chad. Families forced to flee their usual places of residence left behind, houses, land and other property. Amidst contemplation of return as a preferred durable solution, concerns have been raised by displaced populations over risks of damage, looting, destruction, illegal sale and secondary occupation of abandoned property in potential areas of return. Related to these concerns is the likelihood of an increase of HLP disputes exacerbated by the disrupted HLP administrative functions, loss of title/ownership documents, inheritance wrangles as well as fraudulent sales. In areas of displacement there is currently limited access to homes land and property depriving people of physical and socio-economic security including shelter, water and food as well as the ability to have a sustainable source of livelihoods. Frequent and spontaneous movements also hinders people's access to assistance and services including education and health care. It is hence important to address these challenges in a complex emergency context, to coordinate and facilitate actions to the affected population to exercise their rights to Housing Land and Property, contribute to peace and stability and conflict prevention related to Housing land, property rights and provide sustainable solutions. This initiative will reduce the risk of secondary displacement and improve the conditions of return and reintegration of displaced persons, returnees and local communities; Thereby strengthening the sustainability of other humanitarian and developmental assistance/interventions

Goals:

1. Raise awareness and support the displacement affected populations to exercise their rights to land and housing assets and to achieve durable solutions.
2. To mainstream HLP in key sectoral programmatic response with a view of identifying and addressing all aspects of HLP issues.

¹ [Nigeria Situation](#)

² UNHCR Regional update number 24, 1-31 May 2016 [Nigeria Situation](#)

³ UNHCR Regional update number 24, 1-31 May 2016 [Nigeria Situation](#)

OBJECTIVES

1. Improve coordination for accountability, predictability and effectiveness of HLP related actions.

Mapping stakeholders working on issues of HLP (INGOs, government, traditional authorities, religious leaders, CSOs, donors, UN agencies, etc.);

Design / Update the 3W matrix "who does what where" in order to identify and respond to need gaps;

Establish monthly meetings of coordination and information sharing to harmonise approaches of actors and design of advocacy messages;

Under the coordination of the protection sector in Borno State, ensure close cooperation with the shelter, WASH sectors and other relevant coordinating bodies;

Establish regular communication with Global cluster on HLP issues.

2. Awareness raising & Advocacy

Enhance awareness on specific issues related to HLP to different stakeholders;

Develop tailored advocacy messages to specific HLP issues;

Prepare a one pager on HLP issues for displacement affected populations in Borno State for awareness raising;

Linking up with Legal Bodies (Nigerian Bar Association Maiduguri Branch, National Commission for Human Rights, Legal Aid, etc), to advocate and intervene on HLP issues.

3. Strengthen the capacity of government, other stakeholders (traditional leaders, religious leaders, members of civil society) and humanitarian actors to identify and address HLP issues;

Form an advocacy platform and conduct joint activities in order to achieve changes in policy / practice on HLP, ensure that HLP issues are supported both by humanitarian actors and the government and other stakeholders (policy framework, resource commitment, protection issues against forced evictions, land disputes, etc.), and amplify the voices of affected populations;

Provide a platform for sharing technical support and recommendations amongst members if needed by the chairs and/group members;

Highlight key areas of knowledge and skill building in the HLP working group and promote the training and capacity building of members and beneficiaries;

Support efforts to strengthen the capacity of national authorities and civil society organisations;

Share and circulate training opportunities and tools, guidelines on HLP, relevant to the aforementioned actors;

Members

The working group is composed of members from Government Ministries, Emirate and local government council, UN agencies, NGOs National and International structures who are also members of the Protection, shelter/NFI, Food Security and WASH working groups to who access to HLP is a central issue.

The working group may if necessary, seek an expert to give his/her perspective on specific issues when it is deemed necessary.

COORDINATION

The Ministry of Land and Survey will chair the Working Group, while NRC will co-chair with UNHCR as a co-chair facilitator;

As issues relating to HLP cuts across several Ministries, the involvement of other Ministries and local authorities at State level will be crucial for purpose of coordination and response;

The co-lead will provide secretariat services for the meetings of the group, networking and coordination to increase membership. While the co-chair facilitator will look into operational aspects with partners to ensure coordination and synergy on response.

The group will meet one on a monthly basis. Ad hoc meetings may be convened as and when required;

The minutes will be shared / validated with all participants of the meeting and sent to the PSWG;

Considering that HLP are central to all sectors of the humanitarian response and require a multi sectorial response, the working group will engage in mainstreaming HLP issues within the other sectors mainly shelter, Food security and WASH, in order to ensure that HLP issues are adequately covered in assessments and surveys;

ACTION PLAN AND ADVOCACY STRATEGY

Advocacy initiatives related to the exercise of HLP rights will be aligned with the advocacy strategy for the Nigeria PSWG.