

Implementation of Public-Private Partnership (PPP) in Housing Programme and Delivery Strategies in the Federal Capital Territory (FCT), Nigeria

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Abstract

The challenges to government financing and its impact on the nation's development, has increased the prospects of Public Private Partnerships as an alternative to the delivery of infrastructure and housing. This study examined the implementation of Public-Private Partnership (PPP) in Housing Programme and Delivery Strategies in the Federal Capital Territory (FCT), Nigeria. The study adopted the survey research design and structured questionnaire was used as instrument for data collection. Data analysis was committed to descriptive statistics of mean and percentages analysis. The results showed that the collaboration between the public and private sectors has been effective in addressing housing needs in the FCT. Also, *PPP have been highly efficient and effective in housing delivery* in the FCT. However, findings of the study revealed that limited resources hindered effective and efficient housing delivery in the FCT. Based on the findings, the study concluded that successful PPP implementation requires careful planning, effective governance, and a commitment to transparency and accountability. The study recommended that government should vigorously provide policies to support the success of PPP in the provision of housing in Abuja and provide funds of subsidy to promote the development of PPP-led affordable housing projects. It was also recommended that the government should establish mechanisms for community participation in decision-making processes, ensuring that the housing projects align with the needs and preferences of the target population.

Keywords: Public-Private Partnership (PPP), Implementation, Housing Programme, Delivery Strategies, FCT, Nigeria.

Introduction

Practically it has been proven that the efficient provision of socio-economic services for the citizens of a country could be done through the application of Public Private Partnership (PPP) models. This would facilitate enormously achieving macro level objectives in any country, namely increase in economic growth, acceleration of development and reduction of poverty etc. Developed countries are mostly adopting this approach in improving their socio-economic infrastructure and presently the developing countries have also paid ample attention in this regard (Kadiri, 2018). Housing as a basic human need falls into this category of services that governments across the world have had challenges in providing. In view of this background, Nigeria's housing need underscores the gravity of involving private finance initiatives in meeting the country's housing challenges.

According to the United Nations and the World Bank (2019), housing is an essential need that helps individuals attains self-actualization in line with Maslow's Hierarchy of Needs. Housing features prominently alongside basic needs, like food and clothing and as such its importance cannot be overemphasized. The evolution of housing as a strategic invention and tool also

marks humankind's evolution in management, social stratification and creation of value as marked by the progression of leaving in rudimentary dwellings before learning to build improved shelter for protection from the vagaries of socio-environmental conditions including the desire to achieve solitude. According to Izuwah (2019) and Woetzel et al (2018), these shelters evolved over time from basic wood and brick structures into standalone houses and eventually into the modern-day architectural wonders of today.

The Centre for Affordable Housing Finance (2019) and Oosterveer (2019) have noted that shortage of housing is a global problem that only differs in relation to population and jurisdiction. As far as housing and infrastructure provision goes, Nigeria has two main levels of intervention, the private sector, which is driven by economic indices, and the public sector, which is driven by government interventions targeted at providing mass housing for low and middle-income families that typically are unable to afford housing based on their income. Given the backdrop of Nigeria's challenging macroeconomic environment, UNCTAD (2019) has noted that Nigeria's administrative experience in recent times has consisted of an overdependence on Government earnings from oil and foreign borrowings as the major source of finance (evident in the growing fiscal deficit, interest rate volatility and social instability that ensues occasionally with implications for poor infrastructural development and slow economic growth and development).

According to Dominic et al (2016), Public Private Partnership as a practice is making its impact on the Nigerian landscape. The growth of public private partnerships is linked to the insufficient funds available to government for financing numerous development projects (including housing) as well as governments poor risk management capacity. The noted challenges to government financing and its impact on the nation's development, has increased the prospects of Public Private Partnerships as an alternative to delivery of infrastructure and housing. This is important as the drive towards Public Private Partnerships connotes the willingness of capital in private hands to be invested in solving major socio-economic challenges like housing.

This study examined the implementation of Public-Private Partnerships (PPPs) in housing programme and delivery strategies in the Federal Capital Territory (FCT), Nigeria.

Statement of the Problem

Housing in Nigeria faces numerous challenges, including poverty, discrimination against indigenous materials, ineffective housing finance, inadequate financial instruments, high costs of building materials, shortage of infrastructural facilities, and bureaucracies in land acquisition, certificate of occupancy processing, and building plan approval. Homelessness is common in major urban centers like Lagos, Kano, Port Harcourt, Ibadan, Owerri, Kaduna and FCT. Low-income levels and affordability of houses are major challenges to housing delivery in Nigeria. Policy instruments and implications also contribute to the problem. Urban housing issues include lack of effective planning, development of shanty towns, and availability of dilapidated houses. The 2012 housing policy aimed to ensure decent, safe, and healthy housing accommodation at affordable costs, but its implementation has been characterized by poor administration, inadequate funding, insufficient infrastructural amenities, and inadequate housing finance. Effective implementation requires accountability, transparency, and timely resources. It is against the foregoing that this study examined the implementation of Public-Private Partnerships (PPPs) in housing programme and delivery strategies in the Federal Capital Territory (FCT), Nigeria.

Objectives of the Study

The main objective of this study is to examine the implementation of Public-Private Partnerships (PPPs) in housing programme and delivery strategies in the Federal Capital Territory (FCT), Nigeria. In specific, the study seeks to:

- i. Assess the *effectiveness of the implementation of public-private partnerships in housing programme* in the F.C.T, Nigeria;
- ii. Examine the delivery strategies of the implementation of public-private partnership in housing programme in the FCT, Nigeria.

Conceptual Clarification

Public Private Partnerships (PPP)

Dominic *et al* (2016) define public private partnerships as “a long-term contract, to which private sector party often agrees with a public entity to design and build, expand, or upgrade the public sector facilities; take up significant monetary, technical, and operational risks; receive a monetary benefit during the life of the contract from users or the public sector, or from a combination of the two; and usually return the facility to public ownership at contract closure”.

Kadiri (2018) viewed PPPs as long-term contracts for the support and organization of all stakeholder interests and project processes throughout the lifespan of a developmental project. This implies that effective collaborations cannot take place in short-term contracts and PPP interventions would only flourish in environments with synchronized operations and well governed organizational structures.

Consequently, effective PPPs enable accessibility to key resources that may be practically unavailable or inadequate to certain partners to deliver a public service mandate (Alinaitwe & Ayesiga, 2013). However, critics of PPPs argue that, though governments recognize the need for mutual commitment and cooperation in their PPP policy documents, in practice, PPPs are always transformed into ‘contracting out schemes’ since private partners are rarely allowed to innovate beyond the explicit contract provisions (Alinaitwe & Ayesiga, 2013).

In summary, the common elements that define PPPs are public and private sector (inter-organizational) interactions, risk and responsibility sharing or shifting, competitive dialogue, bundling of construction and operation, partnership based long-term contracts in a project setting, output and outcome based specifications that encourage innovation, institutional systems and organizational processes, service delivery objectives/purpose, payment mechanism (through users and government), and developing public facilities or providing public services through private sector financing.

The basic idea of PPP in housing is that the government should play a promoting role by providing an environment for the private sector to participate in the actual provision and management of housing and social infrastructure. The main goal of the supportive approach via government is to increase the efficiency and effectiveness of the housing sector by allowing the public sector to focus on providing legal, regulatory and funding frameworks and support to ensure that private sector organizations participate effectively in actual construction and management. This approach aims to address the housing needs of the formal and informal sectors, as research shows that previous PPP endeavors were concentrated in the formal sector and while the key needs remain in the informal sector.

Housing

According to Ruonavaara (2017), housing studies is a multidisciplinary field of research comprised of research in sociology, psychology, economics, anthropology, history, planning architecture, philosophy and other academic and professional disciplines. However, the concept of housing has been found more appropriate to be used as anchor for this paper. Ranasinghe and Hemakumara (2018) posited that housing or living spaces refers to the construction and assigned usage of houses or buildings collectively, for the purpose of sheltering people.

Among all human needs, housing is one of the key essential requirements of a good livelihood and a critical typology in the building sector, impacting people directly. Housing constitutes not only a basic human need but also a vital component of man's welfare, life sustenance, and overall survival. However, providing adequate, quality, and affordable housing for all income groups has been a long-standing issue for governments of most countries (Yuan et al., 2017; Miao, 2016; Özdemir, 2011). This is because the supply of houses has not been able to match the demand for housing, which pushes up house sale prices and rent prices (Ibem, 2011). Furthermore, Clegg (2018) and Woetzel (2014) posited that affordable housing has been considered across emerging and developed countries as a fundamental requirement to lead a healthy and functional economic life. However, over the years, the ability to attain affordable housing has remained an elusive goal on a global scale in view of global trends like urbanization, population growth, economic shocks, and income inequality, which have rendered the ability of individuals to access and pay for decent accommodation a nightmare, especially in developing economies.

Housing, as a basic human need, falls into this category of services that governments across the world have had challenges providing. According to scholars like Kadiri (2018), the intention of providing housing for all Nigerians was part of the country's responsibilities under the millennial and sustainable development goals of various governments as part of the policies promoted on the back of the globalization trend and as a policy benchmark for globally holding governments accountable for their citizens. The McKinsey Institute (2014) has noted that there has been a lack of commitment on the part of the government to actualize the dream of social and physical infrastructure. According to Kadiri (2018), taking a cursory look at cities where population density and housing needs are at their highest across the world reveals various degrees and levels of housing deficits.

Hassan (2011), Ezebilo (2017) and Yuan et al (2017) concurred that to address the problems associated with the shortage of houses, governments of most developing countries have attempted, using several programmes and policies to provide housing through their agencies. However, they have not been successful in providing adequate, quality, and affordable houses for households from all income groups. Given the backdrop of growing macroeconomic challenges and uncertainty, UNCTAD (2018) and Price Water House Coopers (2019) noted that administrative experience in recent times has consisted of an overdependence on government earnings from natural resources and foreign borrowings as the major source of finance (evident in the growing levels global fiscal deficit, interest rate volatility and social instability that ensues occasionally with implications for poor infrastructural development and slow economic growth and development). To forestall this situation, potential strategies for attracting private investment in housing, aimed at boosting supply, have also been explored by these governments (Ibem & Aduwo, 2012).

According to Housing Element (2013), speculated objectives of housing include: (1) production of an adequate supply of rental and ownership housing in order to meet current and projected needs; (2) preservation of quality rental and ownership housing for households of all

income levels and special need; (3) forecasting and planning for changing housing needs over time in relation to production and preservation needs; (4) reducing regulatory and procedural barriers to the production and preservation of housing at all income levels and needs; (5) promotion of safety and health within neighborhood; (6) promotion of sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit; promotion of sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources; (7) promotion of livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the city; (8) promotion of more equitable distribution of affordable housing opportunities throughout the city; (9) ensuring that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status; (10) promoting fair housing, practices and those involved in the production, preservation and operation of housing; providing an adequate supply of short-term and permanent housing and services throughout the city that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness. Moreover, there is a connection between health and housing environment which is affirmed by Nightingale (2009) that at the beginning of the 21st century, there is a growing awareness that health is linked not only to the physical structure of housing unit, but also to the neighborhood and community in which the house is located.

Housing Delivery

Adamu (2019) asserted that the broad concept of housing delivery is made up of two words: housing and delivery. The latter has to do with a service component, while the former deals with the actual production of the goods themselves. Adamu (2019) later conceptualized housing delivery as mobilizing, organizing, and conveying to the final user or owner the combination of a physical dwelling unit with its accompanying social, cultural, functional, and associated facilities, utilities, and services, as well as the overlay of the surrounding dwelling environment within which human interaction takes place.

The concept of housing delivery encompasses the process which allocates housing units to households in a particular state, region or community. This process involves the production of new housing, the renovation of existing units, and the allocation of both new and existing housing to demanders (Agboola, 1998). According to Doling, VandenDoling, Vandenberg and Tolentino (2013), the housing delivery system in Nigeria is a combination of interwoven components and resources such as land, infrastructures, building materials, building regulations and policies, and more importantly, the means of financing the project. It involves the production of new houses, the renovation of existing units, and the allocation of both new and existing housing to demanders (Agboola, 1998). The housing delivery system can be considered a social configuration relating to the production and distribution of housing, with more or less formalised relations between the actors performing the necessary functions in the housing process (Prins, 1994). It is the process of providing functional support through sustainable maintenance of the bulk environment for the day-to-day living and activities of individuals and families within a country or a state. The system is influenced by economic demand and need, the producers' perception of this demand, social goals and government programmes, many laws and regulations, and the availability of financing. The housing delivery system includes such functional components as land and infrastructure, construction technology, labour and building materials, housing finance, and a mechanism for allocating houses to consumers (Raster, 1979). Therefore, the housing delivery system can be said to comprise the building industry, which is involved in the actual construction of houses (an

"assemblage industry"), and the government machinery for regulating, controlling, and facilitating housing delivery to the final consumers (Adegoke, 2011).

According to Efekalem (2015), housing delivery is all about the provision of adequate, standard, and affordable housing. In her submission, this simply means that housing delivery is aimed at ensuring that quality housing is made available to the entire citizenry of a nation at an affordable cost. She further explained that housing delivery is always hampered whenever housing is provided at a very high cost, and its aim is defeated when houses are built below the minimum standard, a situation that implies that successful housing delivery is measured by adequacy of provision, quality, and housing affordability. Housing delivery can then be seen as the conglomeration of all the processes, actors, and regulatory frameworks involved in the production, supply, and consumption of housing by the final consumers.

Challenges of the implementation of Public-Private Partnership (PPP) in housing delivery strategies in Nigeria

The implementation of Public-Private Partnership (PPP) in housing delivery strategies in Nigeria faces several challenges, which include:

- i. **Lack of transparency in the procurement process:** Transparency in the procurement process is crucial for ensuring fairness and accountability in the allocation of housing projects.
- ii. **Inappropriate risk allocation:** Proper risk allocation is essential for ensuring that both the public and private sectors are aware of the risks they are undertaking and can manage them effectively.
- iii. **Poor administrative machinery:** Efficient administrative structures are necessary for effective implementation of PPP projects in housing delivery.
- iv. **Corruption:** Corruption can undermine the success of PPP projects and hinder the provision of affordable housing.
- v. **Incompetent private sector:** A competent private sector is crucial for the successful execution of PPP projects in housing delivery.
- vi. **Poor funding:** Inadequate funding can limit the private sector's contribution to housing projects, leading to unaffordable housing options for low and medium-income earners.
- vii. **Lack of policy framework:** A regulatory framework is necessary to guide the activities of the private sector in housing delivery and ensure that residents have access to decent and affordable housing.

Challenges of Public-Private Partnership (PPP) in housing delivery strategies in the FCT, Nigeria

The challenges of Public-Private Partnership (PPP) in housing delivery strategies in the Federal Capital Territory (FCT), Nigeria, include the lack of transparency in the procurement process, inappropriate risk allocation, poor administrative machinery, corruption, and incompetent private sector. These challenges have been identified in studies examining the application of PPP in housing delivery in Nigeria, particularly in the FCT and other states like Niger. The unaffordability of housing accommodation, limited private sector participation, poor funding, and lack of a policy framework are also significant challenges. To address these issues, the studies recommend developing a regulatory framework, enhancing transparency, improving risk allocation, and building the capacity of the private sector. Additionally, the need for government commitment, capacity development, and an enabling operating environment has been emphasized to facilitate effective PPP in housing delivery in Nigeria.

The challenges of PPP in housing delivery strategies in the FCT, Nigeria, are multifaceted and require a comprehensive approach to overcome. Addressing issues such as transparency, risk

allocation, administrative machinery, and private sector competence is crucial to the success of PPP in housing delivery. Additionally, measures to enhance private sector participation, regulatory frameworks, and government commitment are essential for improving the affordability and availability of housing in the region.

Review of Empirical Studies

Udoka (2022) undertook a study on *Assessment of the Effectiveness of Public-Private Partnerships in Housing Delivery in Akwa Ibom State, Nigeria*. A population of 8050, covering the three senatorial districts of the state, was identified. Copies of the questionnaire were distributed to a sample size of three hundred and eighty-one. Cramer's V statistical model was used in testing the hypothesis, while data elicited from the field were analysed using standard normal (z) test statistics (z-score) and statistical mean. Applying Cramer's V model, a result of 0.329 at 2 degree of freedom and at 95% level of confidence was obtained; indicating that public private partnership schemes were not very effective in delivering housing units to urban residents in Akwa Ibom State; the extent of development of public-private partnership is low in the state with a calculated z-values of 0.071, 0.072 and 0.072, all found to be below z-table values of 0.5281, 0.5293 and 0.5293 respectively. From the findings, it was concluded that the effectiveness of public-private partnership schemes in tackling housing delivery in Akwa Ibom State between 2007 and 2016 was seen to be minimal.

Ahmed, Atan Bin Sipan, and Hashim (2020) studied *Public-Private Partnership Strategy for Housing Provision in Abuja, Nigeria*. Data were obtained by interview with public private partnership experts to identify the problems partnership and critical success factors of PPP, and then questionnaires were conducted on challenges of public private partnership for housing project in Nigeria. A total of 256 responses were obtained and analysed using intelligent partial least squares analysis to determine the critical success factors for housing project provision in Abuja. The study discovered that project economic viability, an adequate legal framework, an effective procurement process, a strong private sector, a sound financial package, and judicial government control are the factors that will resolve the problem of public-private partnership for affordable housing provision in Abuja. The study suggested that the government should vigorously implement policies to back the success of the public-private partnership in the provision of housing in Abuja and provide funds for subsidies to promote the development of the public-private partnership headed for the provision of affordable housing. The study recommended that the government establish a useful framework for affordable housing projects using public-private partnerships to provide affordable housing successfully.

Omotosho, Kosoko, and Adenaike (2020) carried out a study on *Improving Affordable Housing Delivery through Private Developers in Lagos State*. A closed-ended questionnaire on how the property developers can improve delivery was also administered. The data were subjected to analysis using statistical tools. Data related to the cost of buildings and serviced plots offered by some private firms, including payment plans, were collected, and literature on housing provision was reviewed. Findings revealed that the data on payment plans did not yield any significance to the number of units achieved by the property developers. The opinion survey showed some trends in the views of the developers towards improving affordable housing delivery. The study concluded that the government and the private firms could work with the data collected to arrive at a harmonised model through increased funding of existing channels to address the housing deficit in Lagos. The interests of the developers, the public, and the government were ultimately protected by the model.

Theoretical Framework

This study adopted New Public Service (NPS) theory as propounded by Robert B. Denhardt, and Janet V. Denhardt (2015) as a framework of analysis. The proponent of the New Public Service (NPS) theory is not explicitly mentioned in the provided text. However, it is commonly associated with scholars like Robert B. Denhardt, Janet V. Denhardt, and others who have contributed to the development of NPS concepts. The core proposition of the NPS theory is that government plays a crucial role in creating an environment where Public-Private Partnerships (PPPs) can effectively address societal service delivery needs. This is achieved through collaborative relationships, shared responsibilities, a common understanding of public issues, and active citizen involvement in government activities.

The relevance of the NPS theory to this study lies in its emphasis on consolidating civilian participation in finding innovative solutions to community challenges. The theory suggests that public servants, beyond elected officials, should actively engage in brokering, negotiation, and problem-solving in partnership with citizens. The theory also highlights the importance of transparency, accountability, and open dialogue in achieving collective public interests through PPPs.

While the provided text doesn't explicitly mention limitations, it's important to note that the NPS theory, like any theoretical framework, may face challenges in practical implementation. Some potential limitations could include the complexities of managing collaborative relationships, potential conflicts of interest, and varying degrees of citizen engagement. Additionally, the effectiveness of PPPs may depend on contextual factors, and not all public service challenges may be effectively addressed through this approach.

Methodology

The study employed a survey research design. The study included a total of 1800 individuals categorized into different groups. These groups consisted of Executive Secretary (ES), Management Staff, Senior Staff, Junior Staff, Development Partners, and private/estate developers. All of these individuals were part of the population associated with the Federal Capital Development Authority (FCDA) and the Federal Capital Territory Administration (FCTA). A sample size of three hundred and eighty five (385) was selected for the study, using the Taro Yamane (1967) formula for sample size determination:

$$n = \frac{N}{1 + N(e)^2}$$

Where n = sample size

N = total population size

1 is constant

e = the assume error margin or tolerable error which is specified as 5% (0.05) in this study.

$$n = \frac{N}{1 + N(e)^2} = \frac{1443}{1 + 1443(0.05)^2} = \frac{1443}{3.75} = 357 \text{ (sample size)}$$

The instrument used for the study was a structured questionnaire. In the design of the questionnaire, three-point Likert scale format was used. The questionnaire was distributed to the respondent of the selected sectors which include urban planning department, housing department, infrastructure department, and engineering divisions within FCDA and FCTA. The questionnaires were distributed using simple random sampling techniques. Data were presented on tables and values expressed in frequencies and percentages. The study employed descriptive statistics to analyze the data.

Result of the Findings

Effectiveness of the implementation of public-private partnerships in housing programme in the FCT, Nigeria

The implementation of Public-Private Partnerships (PPPs) in the housing program within the Federal Capital Territory (FCT), Nigeria, has proven to be a pivotal strategy in addressing the increasing demand for housing and urban development. These partnerships leverage the strengths of both the public and private sectors with the goal of enhancing efficiency, innovation, and resource mobilization. The following table provides a comprehensive overview of the effectiveness of PPPs in the FCT's housing program, examining key indicators such as stakeholder's collaboration, efficient and effective in housing delivery, and resources hindered effective and efficient housing delivery in the FCT.

Table 1: The collaboration between the public and private sectors has been effective in addressing housing needs in the FCT

Variables	Frequency	Percentage (%)
Agree	248	69
Undecided	10	3
Disagree	99	28
Total	357	100

Sources: field survey, 2023

The table above indicates that the collaboration between the public and private sectors in addressing housing needs in the FCT has been perceived as effective by 248 individuals, constituting 69% of the total respondents. On the contrary, 99 respondents (28%) expressed disagreement with the effectiveness of this collaboration, and 10 respondents (3%) remained undecided, as illustrated in the provided table.

Table 2: PPP have been highly efficient and effective in housing delivery in the FCT

Variables	Frequency	Percentage (%)
Agree	266	75
Undecided	9	2
Disagree	82	23
Total	357	100

Sources: field survey, 2023

The survey findings on the efficiency and effectiveness of Public-Private Partnerships (PPPs) in housing delivery in the Federal Capital Territory (FCT) indicate that 266 respondents (75%) agreed that PPPs have been highly efficient and effective. In contrast, 82 respondents (23%) expressed disagreement, and 9 respondents (2%) remained undecided, as illustrated in the table above.

Table 3: Limited resources hindered effective and efficient housing delivery in the FCT

Variables	Frequency	Percentage (%)
Agree	276	77
Undecided	14	4
Disagree	67	19
Total	357	100

Sources: field survey, 2023

The survey posed a question to respondents about whether limited resources constituted a hindrance to effective and efficient housing delivery in the FCT. Data collected showed that 276 respondents (77%) concurred, expressing the view that limited resources indeed impede effective and efficient housing delivery in the FCT. On the contrary, 67 respondents (19%)

disagreed with this notion, while 14 respondents (4%) remained undecided, as illustrated in the table above.

Delivery strategies of the implementation of public-private partnership in housing programme in the FCT, Nigeria

The successful implementation of public-private partnerships (PPPs) in housing programs is crucial for addressing the growing demand for affordable housing in the Federal Capital Territory (FCT), Nigeria. Recognizing the importance of collaboration between the public and private sectors, various delivery strategies have been employed to enhance the effectiveness of these partnerships. The table below provides an overview of key delivery strategies utilized in the implementation of PPPs for housing programs in the FCT.

Table 4: "Delivery strategies include the average time taken to complete PPP housing projects and the cost-effectiveness of housing delivery strategies in the FCT."

Variables	Frequency	Percentage (%)
Agree	285	80
Undecided	-	-
Disagree	72	19
Total	357	100

Sources: field survey, 2023

The respondents were queried on whether "Delivery strategies encompass the average time required to complete PPP housing projects and the cost-effectiveness of housing delivery strategies in the FCT." The gathered data showed that 285 respondents (80%) concurred with the statement, while 72 respondents (20%) expressed disagreement. None of the respondents indicated being undecided, as presented in the table above.

Table 5: "A delivery strategy also necessitates innovation in design and construction, along with ensuring stakeholder satisfaction, to effectively address the housing deficit in the FCT."

Variables	Frequency	Percentage (%)
Agree	135	38
Undecided	19	5
Disagree	203	57
Total	357	100

Sources: field survey, 2023

The respondents were also asked about the proposition: "A delivery strategy must encompass innovation in design and construction, along with ensuring stakeholder satisfaction, to effectively tackle the housing deficit in the FCT." The gathered data indicated that 135 respondents (38%) agreed with the statement, while 203 respondents (57%) disagreed. Additionally, 19 respondents (5%) expressed indecision. The distribution is summarized in the table above.

Table 6: Successful PPP implementation requires careful planning, effective governance, and a commitment to transparency and accountability.

Variables	Frequency	Percentage (%)
Agree	215	60
Undecided	8	2
Disagree	134	38
Total	357	100

Sources: field survey, 2023

The survey respondents were queried on the necessity of careful planning, effective governance, and a commitment to transparency and accountability for the successful

implementation of PPPs. The obtained data indicated that 60% (215 respondents) concurred that these elements are essential. Conversely, 38% (134 respondents) disagreed, and 2% (8 respondents) expressed uncertainty. The summarized results are presented in the table above.

Summary of findings

Findings revealed from the implementation of Public-Private Partnerships (PPPs) in housing Programme and Delivery Strategies in the Federal Capital Territory (FCT), Nigeria, through the following;

- i. The survey findings indicate that the collaboration between the public and private sectors in addressing housing needs in the FCT has been perceived as effective by 248 individuals, constituting 69% of the total respondents.
- ii. The survey findings on the efficiency and effectiveness of Public-Private Partnerships (PPPs) in housing delivery in the Federal Capital Territory (FCT) indicated that 266 respondents (75%) agreed that PPPs have been highly efficient and effective.
- iii. The survey posed a question to respondents about whether limited resources constituted a hindrance to effective and efficient housing delivery in the FCT. Analysis of the data uncovered that 276 respondents (77%) concurred, expressing the view that limited resources indeed impede effective and efficient housing delivery in the FCT.
- iv. The respondents were queried on whether "Delivery strategies encompass the average time required to complete PPP housing projects and the cost-effectiveness of housing delivery strategies in the FCT." The gathered data showed that 285 respondents (80%) concurred with the statement.
- v. The respondents were queried about the proposition: "A delivery strategy must encompass innovation in design and construction, along with ensuring stakeholder satisfaction, to effectively tackle the housing deficit in the FCT." The gathered data indicated that 203 respondents (57%) disagreed with the statement.
- vi. The data obtained revealed that 225 (58%) of the respondents agreed that successful PPP implementation requires careful planning, effective governance, and a commitment to transparency and accountability.

Conclusion

The implementation of Public-Private Partnership (PPP) in housing programs and delivery strategies in the Federal Capital Territory (FCT), Nigeria, has been introduced to address the housing deficit and increase affordable housing provision and accessibility in the country. It holds immense potential for addressing the growing housing needs in the FCT. The collaboration between the public and private sectors would lead to more efficient and sustainable housing delivery, benefiting both the government and the citizens. However, successful PPP implementation requires careful planning, effective governance, and a commitment to transparency and accountability.

Recommendations

- i. The government should proactively formulate and implement policies that robustly support the success of Public-Private Partnerships (PPPs) in the provision of housing in Abuja. Additionally, the government should allocate funds for subsidies to incentivize and propel the development of affordable housing projects led by PPPs.
- ii. The Federal Capital Territory (FCT) government should establish effective mechanisms for fostering community participation in decision-making processes.

This will ensure that housing projects are aligned with the specific needs and preferences of the target population, promoting inclusivity and responsiveness to community requirements.

- iii. To enhance accountability and effectiveness, the FCT government should establish a dedicated unit tasked with monitoring and evaluating the performance of both public and private partners involved in housing projects. Regular assessments will facilitate the early identification of challenges or deviations from agreed-upon terms, enabling timely interventions and corrective actions.
- iv. The study proposes strategies to prevent and mitigate opportunistic behaviors in PPP housing projects. These include building trust among stakeholders and implementing contract structures designed to minimize or eliminate opportunities for opportunism. These measures are crucial for maintaining the integrity of PPPs and ensuring the successful implementation of housing projects.

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