



**FEDERAL MINISTRY OF
WORKS & HOUSING**

REPORT
ON
**MONITORING &
EVALUATION**
**OF THE NATIONAL HOUSING
PROGRAMME PHASE I**

CONDUCTED BETWEEN
FEBRUARY AND MARCH, 2021 AND
**ANCHORED BY THE PLANNING,
RESEARCH AND STATISTICS DEPARTMENT**





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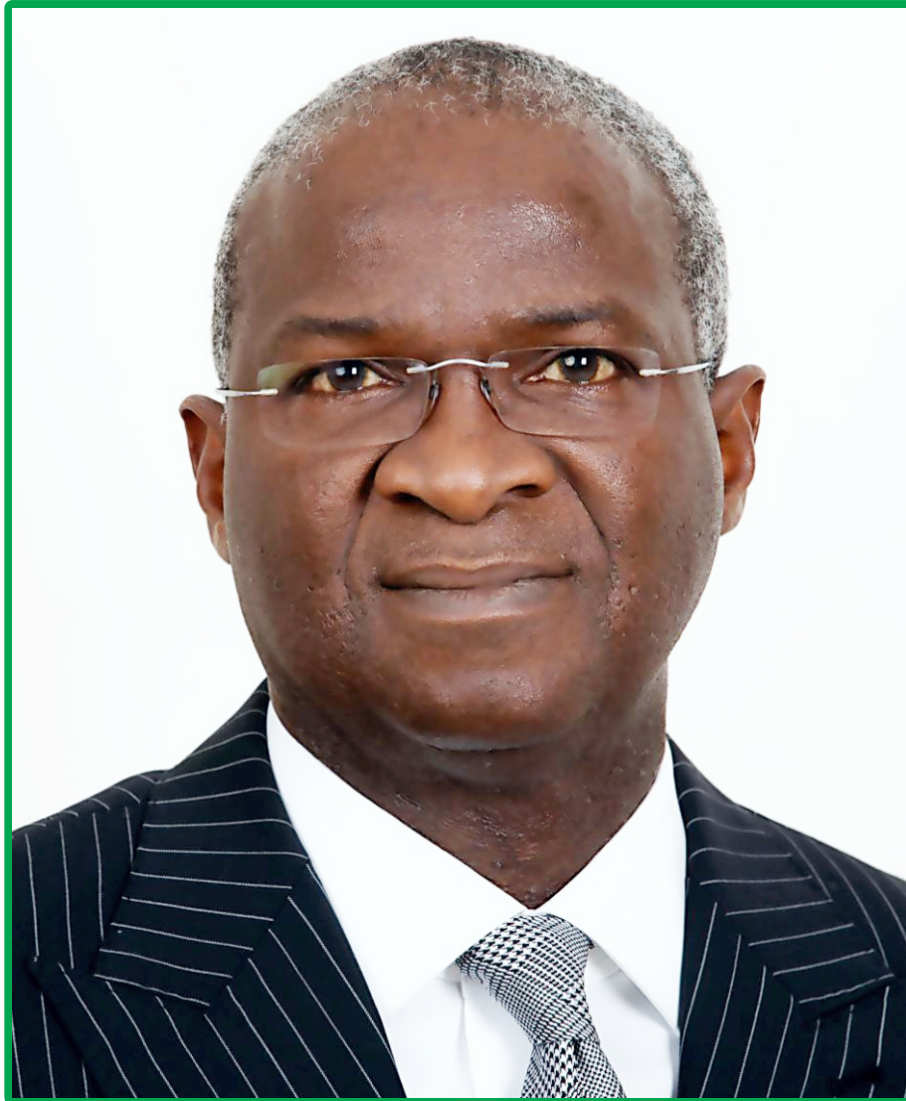
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HIS EXCELLENCY
MUHAMMADU BUHARI
PRESIDENT, COMMANDER -IN-CHIEF OF THE ARMED FORCES,
FEDERAL REPUBLIC OF NIGERIA



HIS EXCELLENCY
PROF. YEMI OSINBAJO, SAN
VICE PRESIDENT,
FEDERAL REPUBLIC OF NIGERIA



HIS EXCELLENCY
BABATUNDE RAJI FASHOLA, SAN
HONOURABLE MINISTER
FEDERAL MINISTRY OF WORKS & HOUSING



ENGR. ABUBAKAR ALIYU (FNSE)
HONOURABLE MINISTER OF STATE
FEDERAL MINISTRY OF WORKS & HOUSING



BABANGIDA HUSSAINI
PERMANENT SECRETARY
FEDERAL MINISTRY OF WORKS & HOUSING

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1.0. INTRODUCTION

1.1. The Director Planning, Research and Statistics, Mr. Jide Ode-Martins on the approval of the Permanent Secretary, embarked on verification of the on-going Capital Projects (National Housing Programme Phase1) awarded by the Ministry. The exercise was for the fourth quarter, 2020 Appropriation. The Monitoring and Evaluation exercise was conducted by the officers from the Project implementing Departments in conjunction with the officers from the Planning, Research and Statistics Department within the context of its coordination of the exercise. The National Housing Programme was initiated by this Administration to provide affordable houses for Nigerians.

2.0. OBJECTIVES OF THE EXERCISE

2.1. The objectives of the exercise are as follows:

- I. To assess the current status of the projects;
- ii. To assess the quality of work done and the cost effectiveness of the Projects vis-à-vis the amount of money already spent on the projects.
- iii. To confirm if the projects were executed according to the specifications and time-frame in the Bill of Quantities (BOQ) and Contract Agreement;
- iv. To identify the problems/constraints militating against the timely completion of projects; and
- v. Submit a comprehensive report on the projects visited with appropriate recommendations.

3.0. SCOPE OF THE VERIFICATION.

3.1. The exercise was earmarked for the verification of the National Housing Programme Phase1 in the 34 States in the Six Geo-Political Zones of the Federation including FCT. Lagos and River States were not part of the verification exercise since they were yet to provide lands for the Scheme.

4.0. METHODOLOGY

4.1. The following methods were adopted for the Monitoring exercise:

- i. Circulars were sent to the relevant Departments to nominate two (2) officers for the assignment;
- ii. A meeting was held with the nominated officers on how to carry out the Monitoring and Evaluation exercise;
- iii. Officers were assigned to cover Projects in the Six Geo-Political Zones of the Federation and FCT.
- iv. Letters of Introduction were given to each officer which specified the purpose of the assignment and introduction to the Field Office Controllers;
- v. A WhatsApp platform was created to monitor members slated for the exercise to ensure proper follow –up; and
- vi. An Online application (kobo tool box) was used during the Monitoring exercise to ease reporting.

5.0. ACTUAL CONDUCT OF THE EXERCISE

5.1. Duration of the Exercise

5.1.1. The Verification exercise was conducted between February and March 2021 in all the identified project sites across the Federation.

5.2. Team of Officials and Status of Projects Sites Visited/Verified

5.2.1. The Team, comprising forty four (44) officials of the Ministry visited and verified identified project sites, located in the six(6) Geo-Political Zones, nationwide with a view to assessing their status. The Teams and the Projects visited with updates are as follows:

(a) North - West Geo- Political Zone

S/N	Name of Officers	Dept.	No. of Proj ects Listed	No. of Sites Visited /Verified	No. of Completed Projects	No. On- going Projects	No. of Abandoned Projects	No. Projects Not Visited
i	Ode- Martins O.B	Director PRS/ Coordi nator	156	156	149	7	-	-
Ii	Hadiza H.K	PRS						
Iii	Yusuf Lami	PRS						
Iv	Etim Ekaette	F&A						
V	Ahmed Hassan	PRS						
Vi	Zakariyau .M	PRS						
Vii	Afiniki Yarima	PRS						
viii	Fadila Aminu	PRS						
Ix	Bala Jibrin	PRS						

(b) North- East Geo-Political Zone

S/N	Name of Officers	Dept.	No. of Projects Listed	No of Sites Visited /Verified	No. of Completed Projects	No. On-going Projects	No. of Abandoned Projects	No. of Projects Not Visited
I	Sarah Daniel .A	Director Library	135	113	99	14	-	22
Ii	Ahmed Dunoma	PRS						
Iii	Mustapha S.U	PRS						
Iv	Idris Isa	PRS						
V	Mrs Gidado Hasana .	PRS						
V	Muhammad Musa	PRS						
Vi	David Bawa	Engr. Serv.						
Vi	Dangabar Bome	PRS						

(c) North-Central Geo-Political Zone

S/N	Name of Officers	Dept.	No. of Projects Listed	No. of Sites Visited / Verified	No. of Completed Projects	No. of On-going Projects	No. of Abandoned Projects	No. of Projects Not Visited
I	Nongo Daniel	ICT	125	125	70	54	1	-
Ii	Amina Lawal	PRS						
Iii	Abdulazeez Mohammed	PRS						
Iv	Rosemary Wanniko	High ways						
V	Isa Shaibu	Procurement						

(d) **South- East Geopolitical Zone**

S/N	Name of Officers	Dept.	No. of Projects Listed	No. of Sites Visited/ Verified	No. of Completed Projects	No. of On-going Projects	No. of Abandoned Projects	No. of Projects Not Visited
i	Onyetenu j.e	PRS	54	54	28	26	-	-
ii	Aimufia kenneth	PRS						
Iiii	Ikenna Oguebie	PRS						
Iv	Hadiza Shettima	PRS						
V	Vitalis nwakpa	PRS						
Vi	Okorie vitus	PRS						
Vi	Jude Ighomor	SPU						

(e) **South –West Geo- Political Zone**

S/N	Name of Officers	Dept.	No. of Projects Listed	No. of Sites Visited/ Verified	No. of Completed Projects	No. of On-going Projects	No. of Abandoned Projects	No. of Projects Not Visited
i	Ode-Martins O. B	Director PRS/ Coordinator	79	76	52	24	-	3
ii	Omoniyi Taiwo	PRS						
iii	Alimi Rasaq	PRS						
iv	Asipade Micheal	PRS						
v	Roselyn Apata	PRS						
vi	Omachi Emmanuel	PRS						
vii	Itua Hadiza	PRS						
viii	Nkeiru Ezebunwa	HRM						
Ix	Oluwafemi Akereja	PRS						

(f) South- South Geo-Political Zone

S/N	Name of Officers	Dept.	No. of Proj ects Listed	No. of Sites Visited/ Verified	No. of Completed Projects	No. of On- going Projects	No. of Abandoned Projects	No. of Projects Not Visited
I	Ezode Augustine	PRS	77	74	50	24	-	3
Ii	Onyetenu Joseph. E.	PRS						
Iii	Oboli Elisha Waje	PBH						
Iv	Ogbobula Oare Lesly	PRS						
V	Udosen Susan	PRS						
Vi	Onwuegbuzie Joseph	HRM						

5.3 Impacts of the Completed Projects in the 34 States, including FCT (Job Creation)

S/N	State	Completed Projects	Direct Jobs Created	Indirect Jobs Created
i	Abia	1	200	600
ii	Akwaibom	15	371	1,113
iv	Bauchi	23	320	960
v	Bayelsa	1	200	600
vi	Benue	9	303	909
vii	Borno	11	345	1,035
viii	Cross river	8	328	984
ix	Delta	11	275	825
x	Ebonyi	5	298	894
xi	Edo	15	359	1,077
xii	Ekiti	4	340	1,020
xiii	Enugu	7	300	900
xv	Gombe	22	360	1,080
xvi	Imo	15	310	930
xvii	Jigawa	20	345	1,035
xviii	Kaduna	20	330	990
xix	Kano	21	345	1,035
xx	Katsina	23	400	1,200
xxi	Kebbi	19	334	1,002
xxii	Kogi	2	186	558
xxiii	Kwara	7	285	855
xxv	Nassarawa	22	398	1,194
xxvi	Niger	19	268	804
xxvii	Ogun	10	298	894
	Ondo	12	318	954
xxviii	Osun	14	321	963
xxix	Oyo	12	325	975
xxx	Plateau	11	264	792
xxxi	Sokoto	23	222	666
xxxii	Taraba	21	312	936
xxxiii	Yobe	22	392	1,176
xxxiv	Zamfara	23	294	882
	Total	448	9,946	29,838

6.0. PHOTOGRAPH EVIDENCE OF PROJECTS VERIFIED IN THE SIX (6) GEO-POLITICAL ZONES

6.1. Below are the Photographs of the Projects Visited and Verified by the Monitoring and Evaluation team during the exercise in all the six (6) Geopolitical Zones.

a. North Central Geo-Political Zone

i. Benue State

Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Utur, Makurdi, Benue State
- No. of Contractors: 11
- Project Status: 5 Completed and 6 On-going
- Socio-Economic Impact: Direct Jobs Created: 188
Indirect Jobs Created: 257



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Utur, Makurdi, Benue State
- No. of Contractors: 5
- Project Status: 3 Completed and 2 On-going
- Socio-Economic Impact: - Direct Jobs Created: 105
Indirect Jobs Created: 315

Timestamp Camera**Timestamp Camera**

Project (iii)

- Project Title: 1Bedroom Semi-Detached Bungalow
- Project Location: Utur, Makurdi, Benue State
- No. of Contractors: 1
- Project Status: On-going
- Socio-Economic Impact: - Direct Jobs Created: 10
Indirect Jobs Created: 30



ii. Niger State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Minna, Niger State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impact: - Direct Jobs Created: 14
Indirect Jobs Created:42



Project (ii)

- Project Title: 2 Bedroom semi-detached Bungalow
- Project Location: Minna, Niger State
- No. of Contractors: 13
- Project Status: 12 Completed and 1 On-going
- Socio-Economic Impact: - Direct Jobs Created: 174
Indirect Jobs Created:325



Project (iii)

- Project Title: 3 Bedroom semi-detached Bungalow
- Project Location: Minna, Niger State
- No. of Contractors: 5
- Project Status: 4 Completed and 1 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 80
Indirect jobs created 240



direct Jobs Created: 121



iii. Kogi State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Crusher, Lokoja, Kogi State
- No. of Contractors: 3
- Project Status: On-going
- Socio-Economic Impacts: - Direct Jobs Created: 45
Indirect Jobs Created:135



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Crusher, Lokoja, Kogi State
- No. of Contractors: 8
- Project Status: 1 Completed and 7 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 120
Indirect Jobs Created: 360



Project (iii)

- Project Title: 3 Bedroom semi-detached Bungalow
- Project Location: Crusher, Lokoja, Kogi State
- No of Contractors: 7
- Project Status: 1 Completed and 6 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 84
Indirect Jobs Created:252



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Crusher, Lokoja, Kogi State
- No. of Contractors: 3
- Project Staus: On-going
- Socio-Economic Impacts: - Direct Jobs Created: 45
Indirect Jobs Created: 135



iv. Nassarawa State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Lafia, Nasarawa State
- No. of Contractors: 1
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created:45



Project (ii)

- Project Title: 2 Bedroom Semi-detached Bungalow
- Project Location: Lafia, Nasarawa State
- No of Contractors: 12
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 288
Indirect Jobs Created:864



Project (iii)

- Project Title: 3 Bedroom semi-detached Bungalow
 - Project Location: Lafia, Nasarawa State
 - No. of Contractors: 6
 - Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 90
 Indirect Jobs Created: 270



v. Kwara State*Project (I)*

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Ilorin, Kwara State
- No. of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



Project (ii)

- Project Title: 2 Bedroom semi-detached Bungalow
 - Project Location: Ilorin, Kwara State
 - No of Contractors: 12
 - Project Status: 5 Completed and 7 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 180
Indirect Jobs Created: 540



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Ilorin, Kwara State
- No of Contractors: 6
- Project Status 3 Completed and 3 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 90
Indirect Jobs Created:270



Plateau State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Jos, Plateau State
- No. of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created:45



Project (ii)

- Project Title: 2 Bedroom semi-detached Bungalow
- Project Location: Jos, Plateau State
- No. of Contractors: 12
- Project Status 7 Completed and 5 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 144
Indirect Jobs Created:432



Project: (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Jos, Plateau State
- No of Contractors: 7
- Project Status 5 Completed and 2 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 105
Indirect Jobs Created:315



vi. Federal Capital Territory (FCT)

Project (i)

- Project Title: 3 Story Mixed Condominium of 24 Flats
- Project Location: Gwagwalada, FCT
- No. of Contractors: 5
- Project Status: On-going
- Socio-Economic Impacts: - Direct Jobs Created: 34
Indirect Jobs Created: 102



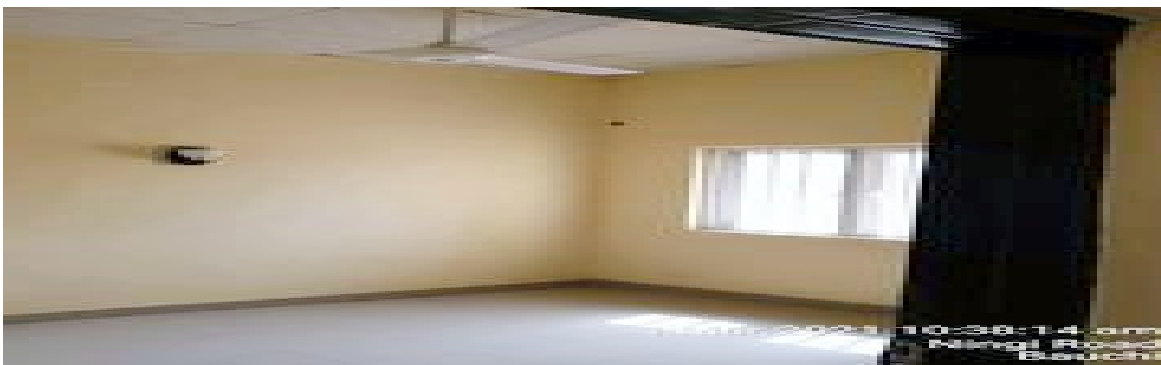
Project (ii)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Gwagwalada, FCT
- No of Contractors: 3
- Project Status: On-going
- Socio-Economic Impacts: - Direct Jobs Created: 150
Indirect Jobs Created:450



b **NORTH EAST GEO-POLITICAL ZONE****i. Bauchi State***Project (i)*

- Project Title: 1 Bedroom semi-detached Bungalow
- Project Location: Airport Road, Ningi, Bauchi State
- No. of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: Direct Created: 15
Indirect Jobs Created: 45



Project (ii)

- Project Title: 2 Bedroom semi-detached Bungalow
 - Project Location: Airport Road, Ningi, Bauchi State
 - No of Contractors: 12
 - Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 180
 Indirect Jobs Created: 540



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Airport Road, Ningi, Bauchi State
- No of Contractors: 7
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created:80
Indirect Jobs Created: 240



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
 - Project Location: Airport Road, Ningji, Bauchi State
 - No. of Contractors: 3
 - Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created:45
Indirect Jobs Created: 135



ii. Gombe State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Gombe State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Gombe State
- No of Contractors: 12
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 180
Indirect Jobs Created:540



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Gombe State
- No. of Contractors: 6
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 90
Indirect Jobs Created: 270



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
 - Project Location: Gombe State
 - No of Contractors 3
 - Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 45
Indirect Jobs Created: 135



iii. Borno State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Maiduguri, Borno State
- No. of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
 - Project Location: Maiduguri, Borno State
 - No. of Contractors: 12
 - Project Status: 5 Completed and 7 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 180
Indirect Jobs Created: 540



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Maiduguri, Borno State
- No. of Contractors: 7
- Project Status: 6 Completed and 1 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Maiduguri, Borno State
- No of Contractors: 3
- Project Status: On-going
- Socio-Economic Impacts: - Direct Jobs Created: 45
Indirect Jobs Created: 135



iv. Yobe State*Project (I)*

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Damaturu, Yobe, State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: -Direct Jobs Created: 15
Indirect Jobs Created: 45



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Damaturu, Yobe State
- No. of Contractors: 12
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 180
Indirect Jobs Created: 540



Project:(iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Damaturu, Yobe State
- No. of Contractors: 7
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 122
Indirect Jobs Created: 366



Project: (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Damaturu, Yobe State
- No of Contractors: 3
- Project Status: 2 Completed and 1 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 45
Indirect Jobs Created: 135



iv. Taraba State

Project (I)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Jalingo, Taraba State
- No. of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Jalingo, Taraba State
- No of Contractors: 12
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 180
Indirect Jobs Created: 540



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
 - Project Location: Jalingo, Taraba State
 - No of Contractors: 6
 - Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 72
Indirect Jobs Created: 216



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Jalingo, Taraba State
- No. of Contractors: 3
- Project Status: 2 Completed and 1 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 45
Indirect Jobs Created: 135



c. North- West Geo-Political Zone

i. Zamfara State

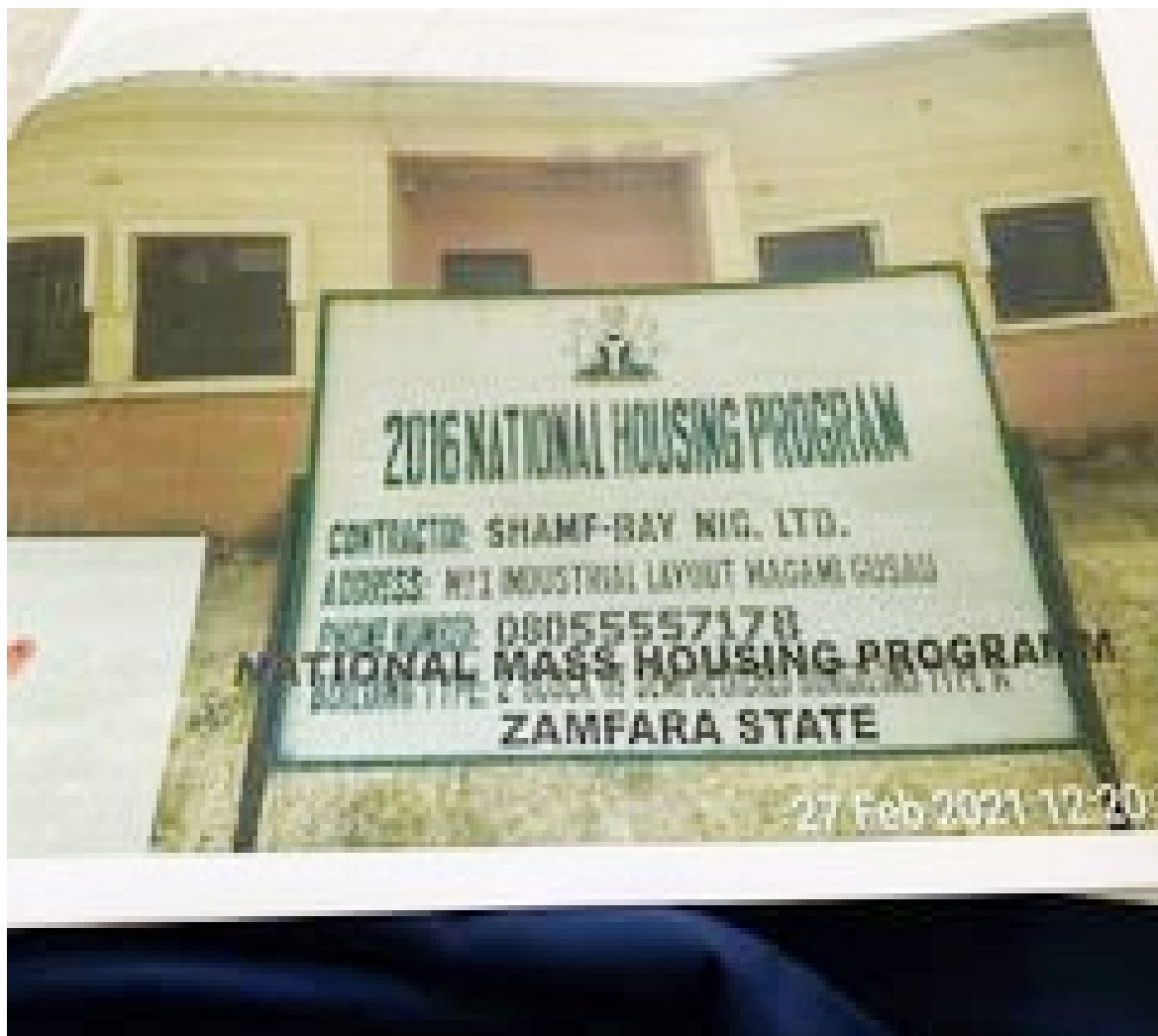
Project i

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Gusau, Zamfara State
- No of Contractors: 12
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 144
Indirect Jobs Created:432



Project ii

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Gusau, Zamfara State
- No of Contractors: 7
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 105
Indirect Jobs Created: 735



ii Kebbi State

Project i

- Project Title: 1Bedroom Semi-Detached Bungalow
- Project Location: Brinin, Kebbi, Kebbi State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



Project ii

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Brinin, Kebbi, Kebbi State
- No of Contractors: 12
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created:161
Indirect Jobs Created:483



Project iii

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Brinin Kebbi, Kebbi State
- No of Contractors: 6
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 83
Indirect Jobs Created:249



Project iv

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Brinin Kebbi, Kebbi State
- No of Contractors: 6
- Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 83
Indirect Jobs Created:249



iii Katsina State

Project i

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Katsina, Katsina State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 15
Indirect Jobs Created: 45



Project ii

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Katsina, Katsina State
- No of Contractors: 12
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 240
Indirect Jobs Created:720



Project iii

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Katsina, Katsina State
- No of Contractor: 6
- Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 145
Indirect Jobs Created:435



iv Jigawa State

Project (I)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Dutse, Jigawa State
- No of Contractors: 12
- Project Status: Completed
- Socio-Economic Impacts:- Direct Jobs Created: 180
Indirect Jobs Created: 540



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Dutse, Jigawa State
- No of Contractors: 7
- Project Status: Completed
- Socio-Economic Impacts:- Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (iii)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Dutse, Jigawa State
- No of Contractor: 1
- Completed: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



Kaduna State

Project I

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Kaduna, Kaduna State
- No of Contractors: 12
- Project Status: 10 Completed and 2 On-going
- Socio-Economic Impacts: - Direct Jobs Created: 180
Indirect Jobs Created: 540



Project ii

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Kaduna, Kaduna State
- No of Contractors: 7
- Project Status 6 Completed and 1 On-going
- Socio-Economic Impacts:- Direct Jobs Created: 105
Indirect Jobs Created:315



Vi Kano State

Project I

- Project Title: 2 Bedroom Semi-Detached Bungalow
 - Project Location: Kano, Kano State
 - No of Contractors: 10
 - Project Status: Completed
- Socio-Economic Impacts: - Direct Jobs Created: 150
Indirect Jobs Created: 450



Project I

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Kano, Kano State
- No of Contractors: 7
- Project Status: Completed
- Socio-Economic Impacts:- Direct Jobs Created: 105
Indirect Jobs Created: 315



Project II

- Project Title: 1 Bedroom Semi-Detached Bungalow
 - Project Location: Kano, Kano State
 - No of Contractors: 1
 - Project Status Completed
- Socio-Economic Impacts: - Direct Jobs Created: 15
Indirect Jobs Created: 45



d. South –East Geopolitical Zone

i. Anambra State

Project (i)

- Project Title: 3 Story Condominium
- Project Location: Awka, Anambra State
- No. of Contractors: 3
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 150
Indirect Jobs Created: 450



Project (ii)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Awka, Anambra State
- No of Contractors: 3
- Project Status: On-going
- Socio-Economic Impacts:- Direct Jobs Created: 150
Indirect Jobs Created:450



ii. Abia State

Project (I)

- Project Title: Construction of 1 No. 3 Story Condominium Block of 24 Units with Conventional Building Method
- Project Location: Umuahia, Abia State
- No. of Contractors: 3
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created: 150



iii Enugu State

Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow Project
- Project Location: Enugu, Enugu State
- No. of Contractors: 6
- Project Status: 3 Completed and 3 On-going
- Socio-Economic Impacts: Direct Jobs Created: 90
Indirect Jobs Created: 270



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Enugu, Enugu State
- No. of Contractors: 4
- Project Status: 1 Completed and 3 On-going
- Socio-Economic Impacts: Direct Jobs Created: 60
Indirect Jobs Created:180



Project (iii)

- Project Title: Construction of 1 No. 3 Story Condominium Block of 24 Units with Conventional Building Method
- Project Location: Enugu State
- No of Contractor: 1
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created:150



iv Imo State*Project (I)*

- Project Title: Bedroom Semi-Detached Bungalow Project
- Location: Owerri, Imo State
- No of Contractor: 7
- Project Status: Completed
- Socio-Economic Impact: Direct Jobs Created: 120
Jobs Created: 360



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Owerri, Imo State
- No. of Contractors: 4
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 90
Indirect Jobs Created: 270



iv. Ebonyi State

Project (i)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project location: Abakaliki, Ebonyi State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 19
Indirect Jobs Created: 57



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Abakaliki, Ebonyi State
- No of Contractors: 6
- Project Status: 1 Completed and 5 On-going
- Socio-Economic Impacts: Direct Jobs Created: 60
Indirect Jobs Created: 180



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Abakaliki, Ebonyi State
- No of Contractors: 4
- Project Status: 3 Completed and 1 On-going
- Socio-Economic Impacts: Direct Jobs Created: 80
Indirect Jobs Created: 240



Project (iv)

- Project Title: 3 Storey Mixed Condominium of 24 Flats
- Location: Abakaliki, Ebonyi State
- No of Contractors: 4
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 39
Indirect Jobs Created: 117



e. South-South Geo-Political Zone

Project (I)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Asaba, Delta State
- No of Contractors: 6
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 15
Indirect Jobs Created: 45



Project: (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Asaba, Delta State
- No of Contractors: 4
- Project Status
- Socio-Economic Impacts: Direct Jobs Created: 60
Indirect Jobs Created:180



Project: (iii)

- Project Title: 3 Storey Mixed Condominium of 24 Flats
- Location: Asaba, Delta State
- No of Contractor: 1
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 45
Indirect Jobs Created: 135



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Asaba, Delta State
- No of Contractor: 3
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 150
Indirect Jobs Created: 450



i. **Bayelsa State**

Project (I)

- Project Title: 2 Bedroom Semi-Detached Bungalow Project
- Location: Yenegoa, Bayelsa State
- No of Contractors: 7
- Project Status: 1 Completed and 6 On-going
- Socio-Economic Impacts: Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (ii)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
 - Location: Yenegoa, Bayelsa State
 - No of Contractors: 3
- Socio-Economic Impacts: Direct Jobs Created: 80
Indirect Jobs Created: 450



ii. Edo State

Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Benin, Edo State
- No of Contractors: 7
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Benin, Edo State
- No of Contractors: 4
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 54
Indirect Jobs Created: 162



Project (iii)

- Project Title: 3 Storey Mixed Condominium of 24 Flats
- Project Location: Benin City, Edo State
- No of Contractor: 1
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created: 150



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Benin City, Edo State
- No of Contractors: 3
- Socio-Economic Impacts: Direct Jobs Created: 150
Indirect Jobs Created: 450



i. Akwa Ibom State*Project (i)*

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Location: Uyo, Akwa Ibom State
- No of Contractors: 7
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Uyo, Akwa Ibom State
- No of Contractors: 4
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 66
Indirect Jobs Created: 198



Project (iii)

- Project Title: 3 storey mixed Condominium of 24 flats
- Location: Uyo, Akwa Ibom State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created: 150



Project (v)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Uyo, Akwa Ibom State
- No of Contractors: 3
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 150
Indirect Jobs Created: 450



vi. **Cross River State**

Project (I)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Calabar, Cross Rivers State
- No of Contractors: 7
- Project Status: 3 Completed and 4 On-going
- Socio-Economic Impacts: Direct Jobs Created: 78
Indirect Jobs Created: 234



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Calabar, Cross Rivers State
- No of Contractors: 4
- Project Status: 3 Completed and 1 On-going
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created: 150



Project (iii)

- Project Title: 3 storey mixed Condominium of 24 flats
- Project Location: Calabar, Cross Rivers State
- No of Contractor: 1
- Project Status Completed
- Socio-Economic Impacts Direct Jobs Created: 50
Indirect Jobs Created: 150



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Calabar, Cross Rivers State
- No of Contractors: 3
- Socio-Economic Impacts: Direct Jobs Created: 150
Indirect Jobs Created: 450



f. **South- West Geo-Political Zone**

i. **Ondo State**

Project (i)

- Project Title: 1 Bedroom Semi-Detached Bungalow
- Project Location: Akure, Ondo State
- No of Contractor: 1
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 22
Indirect Jobs Created: 66



Project (ii)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Akure, Ondo State
- No of Contractors: 6
- Project Status Completed
- Socio-Economic Impacts : Direct Jobs Created: 90
Indirect Jobs Created: 270



Project (iii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Akure, Ondo State
- No of Contractors: 4
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 60
Indirect Jobs Created: 180



ii. Osun State

State Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Oshogbo, Osun State
- No of Contractors: 3
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 66
Indirect Jobs Created: 198



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Osun State
- No of Contractors: 3
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 45
Indirect Jobs Created: 135



Project (iii)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Osogbo, Osun State
- No of Contractors: 3
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 130
Indirect Jobs Created: 390



iv. Ekiti State

Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Ado Ekiti, Ekiti State
- No of Contractors: 4
- Project Status: 1 Completed and 3 On-going
- Socio-Economic Impacts: Direct Jobs Created: 60
Indirect Jobs Created: 180



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Location: Ado Ekiti, Ekiti State
- No of Contractors: 6
- Project Status: 2 Completed and 4 On-0going
- Socio-Economic Impacts: Direct Jobs Created: 90
Indirect Jobs Created: 351



Project (iii)

- Project Title: 3 Storey Mixed Condominium of 24 Flats
- Project Location: Ado Ekiti, Ekiti State
- No of Contractors: 1
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created: 150



Project (iv)

- Project Title: Infrastructure (Roads, Electricity, Water etc.)
- Project Location: Ado Ekiti, Ekiti State
- No of Contractors: 3
- Socio-Economic Impacts: Direct Jobs Created: 140
Indirect Jobs Created: 420



iv Ogun State

Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Abeokuta, Ogun State
- No of Contractors: 7
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (ii)

- Project Title: 3 Storey Mixed Condominium of 24 Flats
- Project Location: Abeokuta, Ogun State
- No of Contractor: 1
- Project Status: On-going
- Socio-Economic Impacts: Direct Jobs Created: 50
Indirect Jobs Created: 150



V Oyo State

Project (i)

- Project Title: 2 Bedroom Semi-Detached Bungalow
- Project Location: Ibadan. Oyo State
- No of Contractors: 7
- Project Status: 6 Completed and 1 On-going
- Socio-Economic Impacts: Direct Jobs Created: 105
Indirect Jobs Created: 315



Project (ii)

- Project Title: 3 Bedroom Semi-Detached Bungalow
- Project Location: Ibadan, Oyo State
- No of Contractors: 5
- Project Status: Completed
- Socio-Economic Impacts: Direct Jobs Created: 80
Indirect Job Created 240



Project (iii)

- Project Title: 3 storey mixed Condominium of 24 flats
- Project Location: Ibadan, Oyo State
- No of Contractor: 1
- Project Status: Completed
- Socio-Economic Impact: Direct Jobs Created: 60
Indirect Jobs Created: 180



7.0. OBSERVATIONS/FINDINGS

7.1. The following are the observations/findings of the Monitoring and Evaluation team during the Verification Exercise:

- (a) 448 National housing Projects were completed resulting in the creation of 6,418 direct jobs and 19,254 indirect jobs;
- (b) 149 National Housing Projects were uncompleted and are still on-going;
- (c) The Monitoring and Evaluation team observed generally that during the Verification Exercise, in the Six Geo-Political Zones, the Project sites were not fenced. This has exposed the Projects to theft and Vandalism. The team also observed that completed Projects are deteriorating;
- (d) Field Officers complained that their allowances are not paid regularly;
- (e) The Construction of 2 Bedroom Semi Detached Bungalow, Plateau State, Awarded to M/S All Works Commercial Co. Ltd. was abandoned;
- (f) Some Field Offices in the South-South Zone (Delta and Edo States) do not have Project vehicles and this has affected the supervision of Projects in the Zone; and
- (g) Delay in the release of lands in Imo, Abia, Bayelsa, Lagos and Rivers by the State Governments has affected the Implementation of the National Housing Programme.

8.0 CHALLENGES

8.1 The following factors were found to have hindered the effective execution and performances of most of the projects monitored;

(a) Delay in Release of Land for the Programme

Some States, Bayelsa, Enugu and Abia States in the South are behind in terms of Progress made in the Project completion. This could be attributed to late release of land by State Governments

(b) Deterioration of Projects

Most of the completed buildings were in various degrees of deterioration.

(c) Perimeter Fencing

Project sites visited were not fenced, thereby exposing the buildings and some of the Infrastructure to theft and vandalism. They are; completed buildings at National Housing Programme Bauchi, Anambra, Cross River and Niger

(d) Project vehicles

Some Field Offices; Delta, Edo, Imo and Enugu do not have Project vehicles. This has greatly affected the supervision of the Projects, Officers always resort to transporting themselves to the Project sites.

(e) Projects not Executed

Some Projects were awarded in 2016 and the contractors could not mobilize to site due to non-availability of land to execute the projects. They are Construction of; 3 Storey Condominium. Block of 24 flats Lagos State, awarded to M/S Trojan Estate Ltd., Construction of 3 Storey Condominium. Block of 24 flats Lagos State, awarded to M/S Lion Unisco Nig. Ltd., Construction of 3 Storey Condominium. Block of 24 flats, Lagos State, awarded to M/S Decency Nig. Ltd. Construction of 3 Storey Condominium. Block of 24 flats, Rivers State, awarded to M/S Modah Ltd., Construction of 3 Storey Condominium. Block of 24 flats, Rivers State, awarded to M/S Integrated Yacks & Sons Ltd. and Construction of 3 Storey Condominium. Block of 24 flats, Rivers State, awarded to M/S Ame Consulting Engr. Ltd.

(f) Delays associated with the Reporting Application

Some of the Monitoring and Evaluation team members complained that the Photographs they sent to the Reporting Application (Kobo Tool Box) were not found during the collation of reports. This has contributed in the delay of the report. For instance, Sokoto State Project Photographs were not seen.

(g) Projects not Visited

Twenty two (22) Projects in Yola, Adamawa State were not visited by the Monitoring team due to insecurity.

9.0 RECOMMENDATIONS

9.1. Based on the foregoing observations/findings and challenges, the team is hereby making the following recommendations for the consideration of the Management:

- (a) The Management should ensure that adequate arrangement is put in place to follow up with the State Government that are yet to provide land for the National Housing Programme to do so in order to achieve the target of Federal Government in Housing Projects;
- (b) Utility vehicles and Project administration fund should be provided whenever projects are awarded in the States to enable field officers supervise projects effectively;
- (c) Appropriate steps should be taken to ensure that completed projects are sold without delay in order to avoid maintenance on the projects, which could increase the cost of constructing the buildings;
- (d) All the Project sites should be provided with Perimeter fence to minimize theft and vandalism; and
- (e) As a matter of priority, the Ministry should engage the Lagos and Rivers State Governments to provide lands for the constructions of the following buildings already awarded:
 - i. Construction of 3 Storey Mixed Condominium of 24 Flats, Lagos State awarded to MS Trojan Estate Ltd.;
 - ii. Construction of 3 Storey Condominium. Block of 24 flats Lagos State, awarded to M/S Lion Unisco Nig. Ltd.,
 - iii. Construction of 3 Storey Condominium. Block of 24 flats, Lagos State, awarded to M/S Decency Nig. Ltd.
 - iv. Construction of 3 Storey Condominium. Block of 24 flats, Rivers State, awarded to M/S Modah Ltd.,
 - v. Construction of 3 Storey Condominium. Block of 24 flats, Rivers State, awarded to M/S Integrated Yacks & Sons Ltd.: and
 - vi. Construction of 3 Storey Condominium. Block of 24 flats, Rivers State, awarded to M/S Ame Consulting Engr. Ltd.
- (f) The Application (Kobo Tool Box) used for the Monitoring exercise, need to be reviewed for timely and effective reporting of Monitoring and Verification exercise and build the capacity of officers on the use of the application.

- (g) The Monitoring and Evaluation team could be asked to Monitor those Projects that were not visited and Constituency Projects in the next exercise.

10.0 CONCLUSION

10.1. The Monitoring and Evaluation team wishes to express its appreciation to the Management for the confidence reposed on the members/staff to carry out this Project Monitoring Exercise. We sincerely hope the Management would consider the need to expedite actions towards the implementation of its recommendations.

Department of Planning, Research and Statistics
Federal Ministry of Works and Housing



FEDERAL MINISTRY OF WORKS & HOUSING

**REPORT
OF MONITORING
& EVALUATION TEAM
ON
NATIONAL HOUSING PROGRAMME
AWARDED BETWEEN 2016 TO 2017**

