Public Housing in Ghana: A management approach for improved performance

Keywords: Public housing, public rental housing, housing management, housing performance, Ghana

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Area of Research: Managing public rental housing

Research Summary:
Public housing, or more broadly, social housing is subsidised or affordable rental housing that is provided for largely low-income households. Public intervention in housing has been a common response to urban housing problems. It is popular in both less endowed and developed countries whose politico-economic systems are rooted in market principles. Though small, Ghana's public housing is significant. It serves mainly civil and public servants and tends to encourage labour mobility; and more importantly enhancing productivity in the public sector. However, most of the houses are in poor and deplorable conditions. Much of housing research and reports in Ghana have underscored the poor housing conditions generally and in particular public housing. The situation has largely been blamed on poor management and maintenance. However, much of the researches have not explored the challenges of local authority management of public housing in order to improve performance. This research contributes to addressing the fundamental problem of management in order to improve public housing performance in Ghana. It identifies the fundamental challenges of public housing management, and how this has affected performance in the sector. Drawing lessons from practices in other countries, it suggests alternatives to addressing the management challenges in Ghana in the hope that it may lead to improved public housing performance.

Research Method:
The research first investigates the existing management practices and problems in public housing in Ghana. It applies an adapted model of the 7S framework to identify organisational challenges in public housing in Ghana. It then investigates other models of social housing management to identify relevant issues that will inform the development of a model of management for Ghana that addresses the challenges identified. Drawing from these experiences, an alternative approach to public housing management by local authorities in Ghana is suggested. Both qualitative and quantitative methods of data collection including interviews, observation, document analysis and surveys are applied in this research.

Publication:

Main Question:
In what way can management of rental housing by local authorities in Ghana be organised so that it will likely lead to improved performance of public housing?


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