**Focus Group Discussion: IDP Households**

Purpose: Purpose of this FGD is to collect information from IDP HHs who are renting accommodation to understand the challenges and constraints faced, general living conditions and costs for renting

*Insert Introduction on the purpose of the assessment, how long it will take, how information will be used and consent.*

Example: I am doing this focus group discussion for [*organisation*] to understand the needs of IDPs in [*geographic area*] and to understand the housing rental market. I would like to ask you some questions. Your response will be confidential and we do not need your name. This will take approximately 1-2 hours. Your participation will help us to propose a program to help IDPs from which you may or may not benefit. If you are willing to participate we are very grateful and at any time you can refuse to answer and stop participating in the interview. Do you confirm your participation?

* Yes

**Section 1: Rental Property Access Questions**

1. Where are the majorityof the target population renting and why are they renting there?

2. Why did you decide to live in this community? *(Consider: preferences, cost, security, proximity to friends/ family, employment and services such as schools and hospitals etc.)*

3. How long have you been living here?

4. How many people live in this property with you?

5. What type of accommodation did you live in previously e.g. rented, owned?

6. Do you plan on staying in this rented house, in this community for the next 12 months? If no, why not? (*Consider: relocation, preferences, cost, security, proximity to employment and services such as schools and hospitals etc.)*

7. When you moved here, how did you access this rental property? Who did you speak to? Who helped you? How long did it take for you to find somewhere to live? *(Consider rental market actors: community leaders, landlords, family members/ relatives, rental agents (formal/ informal), Internet, social media, estate agents etc.)*

8. What challenges are there in accessing rental properties for IDPs in this area? *(Consider issues related to gender, cost, ethnicity, age, handicap, documentation, language, employment status, nationality, religion, number of tenants sharing accommodation etc.)*

9. If you were not able to live here, where would you go? *(Consider tented settlements, cheaper rental accommodation, host family, stay with friends/ family other (please specify))*

**Section 2: Rental Property Payment Questions**

10. How frequently is rent paid? (weekly, monthly, 6 months) - Are monthly payments a standard? How long is a home normally rented for? How much deposit is required upfront?

11. What is the most amount of rent you and the people you rent with can afford to pay per house, room, per square meter (get an approximation)?

12. How much are you currently paying for rent of this property? What are the typical associated costs for your accommodation? (utilities/bills, deposit, etc). What services are included in the rental price? (*Consider: water, electricity, waste collection, solid waste removal, general maintenance etc.)*

13. Do you think the rent will increase in the **next 12 months**? If so, by how much and why?

14. How do you normally pay your rent? *(Consider method of payment, e.g. cash, bank transfer, cheque, in exchange for labour/work for the landlord)*

**Section 3: Rental Agreement and Security of Tenure Questions**

15. What kinds of rental agreements do you have? Is the agreement with the landlord or rental agent? What is the commonly used tenancy and contractual arrangement. (Formal / Informal, legal / social?)

16. Did you have to pay a down payment/ deposit as part of the agreement? If so, why? How much? Will you get this money back when you move out?

17. Have you faced any problems with the landlord, rental agent or neighbors? If so, what kind of problems? How were the problems resolved? Have you ever been evicted from a property? If yes, how many times and why?

18. Do you and the people you live with feel safe and secure living here? Why? *(Consider: fear of eviction, distance from services (schools, hospitals etc.), distance from assistance, shelter incomplete/ damaged, insecurity, lack of clean water, lack of employment, hostile living conditions, condition of the building, other (please specify)*

19**.** How can potential conflicts between landlords and tenants be managed?

20. What checks can be put in place to ensure there is no over-crowding potentially leading to protection issues?

**Section 4: Key Contact Questions**

21. Can you give us contact details of agents and landlords?

Thanks for your time!