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PUBLIC PRIVATE PARTNERSHIP AND HOUSING DELIVERY IN NIGER STATE 2015- 2023

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Abstract

This study examines Public Private Partnership and Housing Delivery in Niger State 2015- 2023. The study objective is to determine the extent to which Public Private Partnership has affected housing delivery in Niger state. The study adopted New Public Service (NPS) theory as propounded by Robert, Denhardt and Denhardt (2015) as a theoretical framework. The study methodology is quantitative, survey research design was used and data for the study were generated from primary source. The instrument of the primary data collection used was questionnaire. Questionnaires were distributed to a sample of 384 respondents selected from 353,373 two local government. Stratified random sampling technique was used to draw sample from the population. Data were analysed using inferential statistical tool and simple Regression analysis was used to test the hypothesis. The tests result revealed that, there is significant effect of Public Private Partnership and housing delivery in Niger state. The study recommend adequate funding in terms of budgetary provision and review of the current funding arrangement of 70 percent and 30 percent between private organizations and government to aid PPP in housing delivery. More so, reduction of mortgage interest rate to facilitate access housing across the state.

Keywords: Delivery, Housing, Partnership, Public, Private

1.1 Introduction

Over 1.6 billion people live in substandard housing globally, and many more are experiencing severe housing crises in Nigeria, Niger State inclusive (UN-Habitat 2024;

Adetola, Idemudia, Chukwudi & Iwuanyanwu, 2024). The global affordable housing crisis is still one of the most urgent urban challenges of our time. There is a notable discrepancy between the supply and demand for affordable housing due to the rapid growth of both urban and rural areas, rising income inequality, and economic instability, particularly in Niger State (Jones & Stead, 2020).

In order to address the pressing need for community, infrastructure (housing), and other development in the face of diminishing public resources, Nigeria established the Infrastructural Concessions Regulatory Commission (ICRC) Act in 2005. The ICRC was subsequently established in 2008 with the responsibility of creating policies, guidelines, and procurement procedures for PPP in Nigerian infrastructure development (Dele, Stephen & Godwin, 2015, Owotemu, Daniel & Abubakar, 2022).

The Public-Private Partnership in Nigeria by Adetola et al. (2024) claims that public funding is running out of room to cover the constantly rising costs. In order to accelerate development and close the widening fiscal deficit, public-private partnerships become a useful option. In an effort to close the infrastructure deficit throughout the state, Niger State created the Niger State Public Private Partnership Agency (NSPPA) in 2011 after the ICRC Act was passed. This agency was designed to function within the framework of the ICRC (Yusuf, 2019).According to Yusuf (2019), the Niger State government implemented the Public Private Partnership (PPP) program to provide housing services since it lacked the necessary funding to carry out all of the projects required to enhance the quality of life for the average Niger state citizen. To this, this study seeks to assess the effect of Public Private Partnership and Housing delivery in Niger State.

Research Hypothesis

There is no significant effect of Public Private Partnership and housing delivery in Niger state

2.1 Conceptual Review

2.1.1 Public Private Partnership

"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," is how Kabiru, Erunke, and Adadu (2024) define public-private partnerships.

An investor or group of investors and the Niger State Government, through any of its ministries, departments, agencies, or corporations, enter into a mutually agreed-upon contractual agreement for the purpose of developing infrastructure, providing services,

or undertaking any other type of development project inside the borders of Niger State, Nigeria, as defined by the Niger State Public Private Partnerships Act (2011).In order to provide services or infrastructure projects that neither public nor private sector organizations could complete as successfully or efficiently on their own, public-private partnerships, or PPPs, are a cooperative framework (Kavishe, Jefferson, & Chileshe, 2018; Kabiru et al, 2024).

In conclusion, PPPs are defined by the following common elements: inter-organizational interactions between the public and private sectors; risk and responsibility sharing or shifting; competitive dialogue; bundling of construction and operation; long-term contracts based on partnerships in a project setting; output and outcome-based specifications that promote innovation; institutional systems and organizational processes; service delivery objectives and purposes; payment mechanism (through users and government); and the development of public facilities or provision of public services through private sector financing.

2.1.2 Concept of Housing

Owolabi, Alamu, and Haruna(2023) sees housing as the process of providing safe, comfortable, attractive, functional, affordable, and identifiable shelter in a proper setting within a neighborhood, supported by ongoing maintenance of the built environment for the everyday activities of individuals and families within the community while reflecting their socio-economic and cultural aspirations and preferences. Furthermore, housing incorporates sustainable features like resource conservation and energy efficiency to enhance quality of life (Udoka, 2022).

Jones and Stead (2020) defines housing as the process of providing a neighborhood's residents with a safe, comfortable, aesthetically pleasing, functional, reasonably priced, and easily identifiable place to live. This is underpinned by ongoing maintenance of the built environment to support the everyday activities of individuals and families within the community while taking into account their socioeconomic and cultural preferences and aspirations. According to Izuwah (2019), housing is the process of providing families and individuals with a suitable place to live in a neighborhood that is supported by sustainable built environment upkeep for their daily activities. The Fourth National Development Plan (1981–1985) of Nigeria holds that housing is the most important of man's basic requirements, after food. According to Kabiru, Erunke, and Adadu (2024),

housing encompasses more than just a place to live; it also includes utilities, services, and facilities both on and off-site.

It is necessary to re-examine the broad definition of housing, which is the ongoing practice of offering home within a specific geographic area to productive individuals who are able and willing to pay for and utilize a specific level of housing, as housing in its real sense encompasses more than just shelter. All of the community amenities and services that are important to people's comfort are included.

2.1.3 Empirical Review

In 2020, Shvydenko, Axenov, Vinogradova, and Seferyan discussed the use of public-private partnerships as a vehicle for housing construction. In order to address the housing issue, the study examines the potential for the growth of public-private partnerships (PPPs). It is frequently argued that the PPP mechanism's organizational, legal, and financial underpinnings must be established in order to build large quantities of reasonably priced, cozy, and environmentally friendly ("green") housing, including integrated territorial development. The study's scientific findings include the development of strategic objectives for enhancing PPP in the Rostov Region's housing construction, the justification for setting up a coordination center to support PPP projects, and the suggested algorithm for choosing PPP projects based on a system of criteria for assessing the efficacy of green housing projects, which comprise environmental, social, and economic indicators. In contrast, the current study is to explicitly look into PPP and Housing delivery in Niger state. As a result, there is a difference in the geographic context, factors, and objectives.

Yahaya, Ibrahim, Sipan, Hashim (2020) Public Private Partnership Strategy for Housing Provision in Abuja, Nigeria. This study aims to evaluate the measurement model of PPP problem and the success factors of public private partnership for affordable housing provision in Abuja. Data were obtained by interviewing 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 square analysis to determine the critical success factors for housing project provision in Abuja. The study discover that; project economic viability, adequate legal framework, effective procurement process, strong

private sector, 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. Therefore, it suggests that the government should vigorously provide policies to backing the success of public private partnership in the provision of housing in Abuja and provide funds of subsidy to promote the development of public private partnership headed for the provision of affordable housing. Therefore, it is recommended to establish a useful framework for affordable housing project using public private partnership to provide affordable housing successfully. However, the current study focus on many sub- variables (affordability, quality and home ownership) differences in environments, cultural factors, and regulatory frameworks as the reviewed study was conducted in FCT and the current study is in Niger state, Nigeria these gaps need to be considered.

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 of0.329 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. However, the reviewed study was conducted in Akwa Ibom State between 2007 and 2016, the current study was carried out in Niger state between 2015-2023, differences in business environments, cultural factors, and regulatory frameworks as and the current study is in Niger state, Nigeria these gaps need to be considered.

Owotemu, Daniel, & Abubakar, (2022) conducted research on Evaluating the Management of Public Private Partnerships for the Provision of Affordable Housing in Nigeria. The impact of public-private partnerships on affordable housing in Nigeria was

investigated in this study. In order to determine the effect of the joint venture on the supply of cheap housing in Nigeria, it also looks at how management contracts affect this aspect of home ownership. In order to gather data, the study employed a structured questionnaire and the survey research strategy. Correlation and regression analysis were conducted in addition to descriptive statistics such as mean and percentage. The findings demonstrated the favorable effects of lease contracts and the substantial influence of the Build Own Operate & Transfer Policy on the availability of affordable housing in Nigeria. The study comes to the conclusion that in order for public-private partnerships to succeed and provide affordable housing, each partnership needs to determine success metrics, be able to assess and track its performance, and recognize and handle new problems as they arise. It was recommended that the government assume accountability for guaranteeing the provision of infrastructure and an appropriate institutional environment to facilitate the execution of PPPs. In order to encourage private sector involvement, it was also suggested that the government adopt and set up a Viability Gap funding system. In order to identify, develop, fund, execute, and successfully manage affordable housing PPPs in Nigeria, innovative and efficient funding sources would support affordability and allow PPPs to flourish. The reviewed study was conducted in 2022; the current study was carried out in Niger state between 2015-2023, differences in time, method of data analysis of the review study was correlation and regression analysis and the current study utilises simple regression which bring about differences in methodology approach these need to be considered.

In the Federal Capital Territory (FCT) of Nigeria, study on the Public-Private Partnership (PPP) in Housing Program and Delivery Strategies was carried out by Kabiru, Erunke, and Adadu (2024). A structured questionnaire was employed as the tool for data collection in this study, which used a survey research design. Analysis of the data was focused on descriptive statistics, including mean and percentage analysis. The findings demonstrated that the public-private sector partnership has been successful in meeting the FCT's housing demands. In the FCT, PPP has also been very successful and efficient at delivering houses. But according to the study's conclusions, the FCT's effective and efficient housing delivery was hampered by a lack of resources. The government should give funding for subsidies to encourage the development of PPP-led affordable housing projects and make sure that the housing developments meet the

needs and preferences of the target population, according to the study's recommendations. However, the current study focus on many sub- variables (affordability, quality and home ownership) differences in environments, cultural factors, and regulatory frameworks as the reviewed study was conducted in FCT and the current study is in Niger state, Nigeria these gaps need to be considered.

Lessons and models from the study of Adetola, Courage, Azubuike, and Iwuanyanwu (2024) on public-private partnership frameworks for financing affordable housing. This study looks at PPP models, lessons learned, and frameworks for financing affordable housing in an effort to shed light on their scalability and efficacy. This analysis highlights the structural distinctions and application settings of the various PPP models, such as lease-develop-operate (LDO), design-build-finance-operate (DBFO), and build-operate-transfer (BOT). Strong stakeholder participation, open procurement procedures, risk-sharing arrangements, and clear regulatory regimes are essential elements of effective PPP frameworks. The research comes to the conclusion that PPP frameworks can greatly increase the supply of affordable housing when they are properly planned and executed. Successful models have taught us the importance of inclusive stakeholder participation, transparent procedures, and supporting policies. Practitioners and policymakers can use these findings to create customized PPP strategies that tackle particular housing issues and support sustainable urban growth. The reviewed study focus on reveiwing public-private partnership frameworks for financing affordable housing, in contrast the current study look into the effect of PPP on housing delivery (affordability, quality and home ownership) in Niger state.

Housing Policy and Public Private Partnership in Service Delivery in Lagos, Nigeria was the title of a study carried out by Owolabi, Alamu, and Zamani (2023). The study looks at the housing policies and practices pertaining to the private-public partnership and housing sector in Lagos in order to explore the different elements that influence the provision of housing services in the city. It was discovered that a number of elements affect the efficacy of private-public partnership plans, including land, housing affordability, and money. It recommends that in order to guarantee that everyone has access to a suitable place to live; the government should focus more on the different organizations and agencies in charge of housing delivery. However, the current study focus on many sub- variables (affordability, quality and home ownership) differences in environments, cultural factors, and regulatory frameworks as the reviewed study was

conducted in Lagos and the current study is in Niger state, Nigeria these gaps need to be considered.

Given the above, the review studies show that, public-private partnership improves housing service delivery. However, little attention is paid to effect of public-private partnership and housing delivery in Niger state with several gaps in relation to the study on public-private partnership and housing delivery in Niger state. Firstly, there is a gap in the geographical context, method and variables. Therefore, differences in business environments, cultural factors, and regulatory frameworks need to be considered. It is on these gaps that this study assesses public-private partnership and housing delivery in Niger state.

2.1.4 Theoretical Framework

The framework of analysis used in this study was the New Public Service (NPS) theory, which was developed by Robert Denhardt and Denhardt (2015). Those who have contributed to the creation of NPS principles, such as Robert, Denhardt, and Denhardt, are frequently linked to the proponent of the New Public Service (NPS) hypothesis. The fundamental tenet of the NPS theory is that the government is necessary in fostering an atmosphere in which PPPs may successfully meet the demands of society in terms of service delivery. This is accomplished through cooperative partnerships, shared accountability, a shared comprehension of public concerns, and active citizen participation in governmental operations.

The application of New Public Service (NPS) theory to this study is based on its focus on enhancing private sector involvement in identifying creative answers to local problems like housing delivery in Niger State. Furthermore, NPS advocates for citizen engagement, which can facilitate affordable housing solutions by integrating community needs into PPP policy. Addressing affordability, quality, and home ownership, the collaboration between public entities and private developers can enhance housing accessibility. By prioritising community involvement, the NPS framework can ensure that housing projects meet quality standards and are economically viable, therefore promoting broader home ownership. Ultimately, applying NPS principles in

Niger State's housing delivery can optimise PPP and housing outcomes, aligning them with public welfare objectives of the state.

3. Methodology

This study adopted a quantitative research approach using a survey research design to investigate the effectiveness of public-private partnerships in enhancing housing delivery. The survey design was chosen to enable the systematic collection of numerical data from a large group of respondents, thereby facilitating the analysis of patterns and relationships between variables relevant to the study. The study population is 353,373 adult residents comprising two local governments, Chanchaga (201,429) and Kontogora (151,944) (National Population Commission, 2006). Multi-stage categorisation of local government (urban–semi-urban criteria) was used for the selection of Chanchaga, which represents urban local government, and Kontogora, which represents semi-urban local government. This population was considered appropriate given their direct beneficiary. Using Krejcie and Morgan's (1970) sample size determination table, a sample of 384 respondents was selected to ensure representativeness and statistical reliability. A stratified random sampling technique was used to ensure that all political wards were proportionately represented within the sample. The simple random sampling technique was then applied within each stratum to eliminate bias and ensure that a diverse set of experiences and perceptions were captured.

Furthermore, the operational definitions and measurements of key variables of the study include PPP as the independent variable and housing delivery with three dimensions (affordability, quality, and home ownership) as the dependent variable. In order to operationalise the public-private partnership in this study in relation to housing delivery, several key performance indicators (KPIs) were established. These include financial metrics such as funding, return on investment, and cost-benefit ratio, as well as non-financial metrics such as customer satisfaction, efficient project completion, and stakeholder satisfaction and engagement. In this study, housing delivery is operationalised using three dimensions, including housing affordability**,** housing quality, and home ownership. A 5-point Likert scale ranging from "strongly disagree" to "strongly agree" was used to measure respondents' levels of agreement with various statements related to their experience with the PPP and housing delivery. Prior to full deployment, the questionnaire was subjected to a pilot test with 40 respondents to assess

its reliability and clarity. The reliability of the instrument was confirmed using Cronbach's alpha, which yielded a coefficient of 0.79, indicating high internal consistency. The final questionnaire was administered physically, and simple regression analysis was used to test the hypothesis.

4.1Data Presentation and Analysis

Hypothesis

Public Private Partnership has no significant effect on housing delivery in Niger state.

Table 1 Regression Output 1

ANOVA[a]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	.648	1	.521	14.137	.000[b]
	Residual	124.501	289	.981		
	Total	174.158	290			

a. Dependent Variable: housing
b. Predictors: (Constant), PPP
Source: *SPSS Output, 2025*

The findings of the basic regression analysis, which examines the impact of PPP on housing supply in Niger State, are displayed in Table 1. With a p-value of 0.000, which is significant at 5%, the F-statistic, which gauges the suitability and sufficiency of the model employed in the study, was 14.137. Despite being a basic regression, this demonstrates that the regression model fits the data and that the PPP coefficient has a considerable impact on housing provision.

Table 2 Regression Output 2

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.554[a]	.307	.304	.82860

a. Predictors: (Constant), PPP
Source: *SPSS Output, 2025*

The basic regression analysis's summary is displayed in Table 2. According to the empirical results, there is a moderate correlation, as indicated by the coefficient of correlation, R, which stood at 0.554. According to R^2, the coefficient of determination, which stood at 0.307, variations in PPP account for roughly 30.7% of the overall

variation in housing provision. With an adjusted R^2 of 0.304, PPP would still account for 30.4% of the variances in housing supply even if other factors were included in the analysis.

Table 3 Regression Output 3

Coefficients[a]

Model		Unstandardized Coefficients B	Unstandardized Coefficients Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	.292	.213		1.368	.172
	PPP Policy	.895	.074	.554	7.047	.000

a. Dependent Variable: housing

Source: *SPSS Output, 2025*

The PPP's impact on housing supply in Niger State is displayed in Table 3. The PPP coefficient, which is positive, was 0.895. This suggests that a successful PPP will result in more homes being available in Niger State. The t-statistic stood at 7.047 with a p-value of 0.000. At a 95% confidence level, the positive effect of PPP as a predictor variable is significant implying that the study has enough statistical evidence to make that conclusion.

The null hypothesis (H_{0I}), which states that Public Private Partnership has no significant effect on housing delivery in Niger State, is rejected by the study because it lacks sufficient statistical evidence to support it. Instead, the study accepts its alternative hypothesis (H_{1I}), which states that Public Private Partnership has a significant effect on housing delivery in Niger State.

4.2 Discussion of Finding

Public-Private Partnerships (PPPs) significantly improve housing delivery in Niger State, according to the study. This has significant effects on practice and policy. This is consistent with the results of a study by Owotemu et al. (2022), which shown that the Build Own Operate & Transfer Policy and lease agreements had a positive impact on the supply of affordable housing in Nigeria. Kabiru et al. (2024), who discovered that PPP has been extremely effective and successful in the delivery of homes, corroborated the results of this study.

Additionally, PPP frameworks can greatly increase the supply of affordable housing when well planned and executed, according to Adetola et al.'s review from 2024, which is on the same page with the results of this study. The strong regression results suggest that PPPs enhance housing outcomes mainly through improved funding models, where private capital complements limited public resources, thereby accelerating housing supply. In addition, private sector expertise, technology, project management, and cost efficiency contributes to timely, affordable and quality housing delivery. Supportive framework and policy such as Niger state public private partnership Agency, land provision, tax incentives, and risk-sharing arrangements also appear to strengthen PPP effectiveness in the state.

From the perspective of the New Public Service (NPS) theory, these mechanisms not only aim at efficiency but also at serving the public interest. The significant influence of PPPs implies that when government plays the role of facilitator, regulator, and steward rather than sole provider housing delivery improves while still safeguarding citizens' needs. Thus, PPP housing projects in Niger State should integrate participatory planning, clear governance structures, and social housing objectives to ensure affordability, quality and home ownership. Policy makers can use these findings to strengthen PPP frameworks by prioritizing, funding, public values, improving regulatory oversight, and encouraging collaborative decision-making. This method aligns PPP-driven housing delivery with governance and sustainable development goals. This study is limited on the bases of quantitative methodology choice and not mixed method and geographical coverage of two local governments which might undermine the generalization of this finding and also inspire further studies.

5.0 Conclusion

Niger State, Nigeria, adopted and implemented Public-Private Partnership (PPP) in housing delivery to alleviate the housing shortage and improve the availability and accessibility of affordable homes. It has enormous promise for meeting Niger State's expanding housing needs. Public-private sector cooperation would result in more sustainable and effective housing delivery, which would benefit the government, private citizens, and all residents. PPP implementation in Niger State, however, necessitates methodical planning, sufficient funding, and an effective system built on accountability and transparency.

6.0 Recommendations

From the analysis of the survey result, discussion and inference drawn, the following recommendations are made: There must be adequate funding in terms of budgetary provision and review of the current funding arrangement of 70 percent and 30 percent between private organizations and government to aid PPP in housing delivery. Also publicity and mass mobilization by the government of the private investors/developers to PPP in other to enhance the provision of more houses. More so, reduction of the cost of the mortgage interest rate on the houses to facilitate access to more housing across the state.

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