

PROPERTY OWNER SURVEY BASELINE

Field	No.	Question	Answer	
Module 1: Compound and Enumerator Identification				
date	1.1	Survey date		
enum_name	1.2	Interviewer name		
survey_type	1.3	What type of survey are you administering?	1	Face to Face
			2	Phone survey
gps	1.4	Compound GPS coordinates		
cmpd_id	1.5	Compound ID		
cmpd_id_v	1.6	Please re-enter the compound ID as confirmation.		
<p>SCRIPT:</p> <p>Hello Sir /Madam,</p> <p>I am a researcher for Innovations for Poverty Action, a non-profit organization that conducts research to figure out which programs and policies work in different countries. We are working in partnership with Nairobi County Water Services Company and the World Bank. I am visiting you today to invite you to participate in a study we are conducting about upgrading activities in [location]. Between August and September 2014, in the process of interviewing households in all compounds in [location], we talked to some landlords however this time we would like to reach all the landlords to respond to some questions.</p> <p>1. Purpose:</p> <ul style="list-style-type: none"> The purpose of this survey is to collect and verify information on the ownership and value of the compound, understand policies for rent, health and hygiene, landlord interaction with and knowledge of tenants and issues regarding use common facilities in the compound. <p>2. Procedures:</p> <ul style="list-style-type: none"> If you choose to participate, you will be asked to complete a survey now. You may be asked in the future to participate in other follow up surveys and study activities. Your participation in the survey today does not require you to participate in follow up surveys or other study activities later. You may choose not to answer any questions that you do not feel comfortable answering. <p>The survey will take approximately 40 minutes of your time now. We may visit you in future for quality checks and follow up and Endline surveys.</p> <ul style="list-style-type: none"> It will also involve audio recording of your responses during some sections of the survey that will only be used for quality checks. You may request not to be recorded. <p>3. Risks and Benefits:</p> <ul style="list-style-type: none"> We do not anticipate any risks to you if you choose to participate in this study. We expect this research will help us better understand the needs of the community in order to improve future interventions directed towards improving family health. <p>4. Confidentiality:</p> <ul style="list-style-type: none"> All information will be kept confidential. Any personally identifying information e.g. your name, location, plot/parcel number and ID Number will not be linked to your responses so you will never be identified in any report written about this study. Financial information such as the value of the compound or rent policies will not be shared with anyone outside of the study team. Only research staff will have access any data that could potentially identify you. <p>5. Voluntary Participation:</p> <ul style="list-style-type: none"> We encourage you to participate in the interview but you can choose not to, or choose not to answer specific questions or stop the interview at any time, however not participating in this study will not have any negative consequences. <p>6. Questions: Do you have any further questions or concerns regarding what I have explained to you?</p> <p>7. Project Contacts</p> <ul style="list-style-type: none"> If you have further questions in future, kindly contact: [Field manager contact information] or [Research manager contact information]. 				
consent	1.7	Do you consent to participate in this survey? (If yes, continue with survey. If no, skip to question 7.4)	1	Yes
			0	No
conf_name	1.8	Is your name [preloaded landlord name]?	1	Yes
			0	No
corr_fname	1.9	What is your first name? (Question relevant when 1.8="No")		
corr_lname	1.10	What is your last name? (Question relevant when 1.8="No")		
conf_landl_phone	1.11	Is your phone number [preloaded phone number]?	1	Yes
			0	No

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Field	No.	Question	Answer
corr_landl_phone	1.12	What is your phone number? (Question relevant when 1.11="No")	
alt_landl_phone	1.13	What is your alternative phone number?	
survey_num	1.14	Is this the first compound survey for this landlord?	1 Yes 0 No
no_of_compounds	1.15	How many compounds in [survey location] are you a landlord of?	

SCRIPT:

Now, I will ask you three questions about each property you own within [survey location] apart from this.

[For questions 1.16 to 1.18, enter the roster details for each compound.]

plot_num_oth[n]	1.16	What is the plot number of the other compound?	
oth_comp_zone[n]	1.17	In which zone is the other compound located?	[List of zones]
oth_comp_addr[n]	1.18	What are the landmarks for the other compound?	

SCRIPT:

Today we would like to talk to you about the compound located at [survey location] and we may contact you at a later stage about the other compound(s).

Now we can proceed with questions on this compound.

plot_num	1.19	What is the plot number of the compound?	
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Module 2: Landlord characteristics

landl_gender	2.1	Select the landlord's gender.	1 Male 2 Female
age	2.2	How old are you?	
lev_educ	2.3	What is your highest level of completed education?	1 No education 2 Some primary 3 Completed primary 4 Some secondary 5 Completed secondary 6 More than secondary
prim_occup	2.4	What is your primary occupation?	[List of occupations]
prim_occup_other	2.5	If other, specify (Question relevant when 2.4="Other")	
tribe	2.6	What is your ethnic group?	[List of ethnic groups]
tribe_other	2.7	If other, specify (Question relevant when 2.6="Other")	

Module 3: Housing ownership (of this compound)

SCRIPT:

Now I would like to ask you a few questions about the compound that you are landlord for (describe the compound). Please answer the following questions with reference to this compound unless otherwise stated.

ownership	3.1	Are you the sole owner of this compound?	1 Yes 0 No
no_of_coown	3.2	How many others co-own this compound with you? (Question relevant when 3.1="No")	
percent_owned	3.3	What is your ownership share? [Share % must be less than 100% if no other co-owners] (Question relevant when 3.1="No")	
owner_doc	3.4	What type of ownership document(s) do you possess? [Select all that apply]	1 Title deed 2 Municipal (allotment) letter 3 Letter from the chief 4 No documentation 5 Other

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Field	No.	Question	Answer
own_docs_other	3.5	If other, specify <i>(Question relevant when 3.4="Other")</i>	
long_own_years	3.6	How long have you owned this compound? Years	
long_own_months	3.7	Months <i>[Questions 3.6 and 3.7 should add up to the total time]</i>	
acquire	3.8	How did you acquire this compound?	1 Inherited 2 Acquired free of charge 3 Purchased
purch_full	3.9	How much did you acquire this compound for?	
paid_full	3.10	Have you paid it off fully? <i>(Question relevant when 3.8="Purchased")</i>	1 Owned and fully paid off 2 Currently paying off
balance	3.11	How much do you still owe on the mortgage for the compound? <i>(Question relevant when 3.10="Currently paying off")</i>	
value_now	3.12	If you had to sell this compound now, how much do you think you could sell it for?	
num_storey	3.13	How many storeys is the main structure of this compound?	
landl_reside	3.14	Is the compound currently your primary residence?	1 Yes 0 No
reside_in_cmpd	3.15	How many months of the past 12 months have you resided in this compound? <i>(Question relevant when 3.14="Yes")</i>	

Module 4: Rental Income, Expenditures and Tenant Engagement (this compound)

rental_dwll	4.1	Does compound have rental dwellings?	1 Yes 0 No
no_of_rent_dwll	4.2	How many rental dwellings does the compound have? <i>(Question relevant when 4.1="Yes")</i>	
no_of_tenants	4.3	How many paying tenants do you have in this compound? <i>(Question relevant when 4.1="Yes")</i>	
tenants	4.4	Did you have paying tenants in this compound last month? <i>(Question relevant when 4.1="Yes")</i>	1 Yes 0 No
tot_rent_num	4.5	How much rental income did you receive last month from tenants in this compound in total? Amount <i>(Question relevant when 4.4="Yes")</i>	
tot_rent_text	4.6	Words <i>[Report amount in words]</i> <i>(Question relevant when 4.4="Yes")</i>	
rent_default	4.7	How many tenants failed to pay rent last month? <i>[Indicate the number of households not number of people]</i> <i>(Question relevant when 4.4="Yes")</i>	
non_paid_rent	4.8	What is the total value of non-paid rentals last month? Amount <i>(Question relevant when 4.7>0)</i>	
rent_income_fail_total_rentry	4.9	Words <i>[Report amount in words]</i> <i>(Question relevant when 4.7>0)</i>	
percent_rent	4.10	What percentage of your total income comes from this property's rental? <i>[(Rent from the property divide by total income) times 100]</i>	

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Field	No.	Question	Answer	
rent_collr	4.11	Who is responsible for collecting your rent for the compound?	1	Myself (for landlord only compounds)
			2	Another family member
			3	A paid rent collector(House Agents/Caretaker)
			4	Friend
			5	Other
rent_collr_other	4.12	If other, specify <i>(Question relevant when 4.11="Other")</i>		
pay_collr	4.13	Do you pay this person anything to collect the rent for the compound?	1 Yes 0 No	
rent_collr_pay_num	4.14	How much do you pay this person for rent collection per month?		
repair_contact	4.15	When something needs repair in the compound who do tenants contact?	1	Me directly
			2	A repairman
			3	Other
repair_other	4.16	If other, specify <i>(Question relevant when 4.15="Other")</i>		
elec_grid	4.17	Is the compound connected to electricity grid?	1	Yes
			0	No
elec_work	4.18	Is this connection currently in working condition? <i>(Question relevant when 4.17="Yes")</i>	1	Yes
			0	No
pay_elec	4.19	Who pays electricity for the compound? <i>(Question relevant when 4.17="Yes")</i>	1	Landlord pays the electricity bill and charge separately
			2	Landlord pays the electricity bill and it is included in the rent
			3	Tenants pay the electricity bill directly to the utility company
av_elec_bill_num	4.20	In a typical month, how much is the electricity bill for the compound? <i>(Question relevant when 4.17="Yes")</i>		
pipe_water	4.21	Is this compound connected to piped water?	1	Yes
			0	No
wat_work	4.22	Is the water connection currently in working condition? <i>(Question relevant when 4.21="Yes")</i>	1	Yes
			0	No
pay_water	4.23	Do you pay water for the entire compound?	1	Yes
			0	No
last_wat_bill_num	4.24	What was your water bill last month?		
av_wat_bill_num	4.25	In a typical month, how much is the water bill for the compound?		
total_expend_num	4.26	What is your typical monthly expenditure on overall operations and maintenance of the compound (including monthly expenditure like electricity, water, cleaning etc., and any ad hoc maintenance expenses)?		

Module 5: Sanitation Facilities and Service Delivery

SCRIPT:

Nairobi City Water Services Company will soon be offering connections to the new sewage trunk along with upgrading facilities to pour/flush toilets here in [survey settlement].

con_to_sew	5.1	Do you think you will connect this compound to the trunk and upgrade your facilities when it becomes available?	1	Yes
			0	No
will_connect	5.2	Why will you connect? <i>[Select all that apply]</i>	1	It's cheaper than current sanitation costs in the long run

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Field	No.	Question	Answer	
			2	To provide a healthier environment for tenants
			3	To provide increased convenience for tenants
			4	It is a requirement by County Government
			5	It is the only available option
			6	I can receive better rental income
			7	To attract better tenants
			8	To reduce tenant turnover rates
			9	Increase value of compound
			10	Other
will_connect_other	5.3	If other, specify <i>(Question relevant when 5.2="Other")</i>		
not_connect	5.4	Why will you not connect? <i>[Select all that apply]</i>	1	I cannot afford the upfront costs
			2	It is not worth the additional costs
			3	Current sanitation facilities are sufficient
			4	No water connection
			5	The connection will be of poor quality
			6	The connection will take too long to receive
			7	I do not trust the water and sewerage company
			8	Maintenance will be too costly.
			9	The compound was disconnected by NCWSC
			10	Other
not_connect_other	5.5	If other, specify <i>(Question relevant when 5.4="Other")</i>		
num_toil	5.6	How many toilet facilities (rooms) do you have in the compound?		
current_toilet	5.7	What is the current toilet facility(ies) in the compound?	1	Flush toilet
			2	Pour flush
			3	Ventilated improved pit latrine
			4	Pit latrine with slab
			5	Composting toilet
			6	Pit latrine without slab / open pit
			7	Bucket
			8	Hanging toilet / hanging latrine
			9	Plastic bag system (flying toilet)
			10	Peepoo
			11	No facility
sept_pit	5.8	How many pits or septic tanks do you have in the compound?		

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Field	No.	Question	Answer	
INSTRUCTION:				
If compound has multiple toilet facilities, please refer to the main toilet facility for the following questions.				
pay_exhaust	5.9	Do you pay anybody, or provide a regular service payment to have the waste from the toilet facility removed?	1	Yes
			0	No
freq_exhaust	5.10	How many times per year do you have the waste removed?		
last_exh_cost_num	5.11	The last time the waste was removed, how much did you pay?		
SCRIPT:				
It is anticipated that the cost of connecting to the trunk and upgrading toilet facilities will be Ksh 24,000/- per connection. Upgrading includes back-filling of pit latrine in the compound, construction of a concrete slab, squat pan, hand-washing station and a water container for flushing. This amount will be paid on 60 monthly installments including monthly service charge for use of the trunk estimated to be Ksh 225/-				
whole	5.12	Would you be willing to pay Ksh 600/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
eighty_three_perc	5.13	Would you be willing to pay Ksh 500/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
three_quart	5.14	Would you be willing to pay Ksh 400/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
a_half	5.15	Would you be willing to pay Ksh 300/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
a_third	5.16	Would you be willing to pay Ksh 200/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
a_sixth	5.17	Would you be willing to pay Ksh 100/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
a_tenth	5.18	Would you be willing to pay Ksh 40/- monthly for 60 months for connecting the compound and upgrading your toilet facility in addition to monthly service fees which are on average Ksh 225/-?	1	Yes
			0	No
Module 6: Tenant - Landlord Interaction				
speak_member	6.1	How regularly do you speak with tenants from the compound?	1	Daily
			2	Weekly
			3	A few times a month
			4	Once a month
			5	Less than once a month
moved_tenant	6.2	How many rent paying tenants in the compound moved out in the last 12 months?		
long_years	6.3	How long, on average, do tenants stay in the compound? Years		
long_months	6.4	Months [Questions 6.3 and 6.4 should add up to the total time]		
What would best describe the tenants in the compound? [For questions 6.5 to 6.8, rate as very likely (1), somewhat likely (2), somewhat unlikely (3), or very unlikely (4)]				
rent_on_time	6.5	Tenants pay their rent on time.		
good_cond	6.6	Tenants keep the compound in a good condition.		
improv_cmpd	6.7	Tenants request improvements in the compound.		

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Field	No.	Question	Answer																		
cond_of_cpd	6.8	Tenants complain about conditions in the compound.																			
cons_ten	6.9	What are the most important considerations you have when considering a new tenant for possible occupation? Select the first 3 answers as per the landlord. <i>[Do not read the options.]</i>	<table border="1"> <tr><td>1</td><td>Amount of deposit provided</td></tr> <tr><td>2</td><td>Proof of income sources able to cover rent</td></tr> <tr><td>3</td><td>Friend or family member</td></tr> <tr><td>4</td><td>Good references</td></tr> <tr><td>5</td><td>Nice person/people</td></tr> <tr><td>6</td><td>Prominent member(s) of the community</td></tr> <tr><td>7</td><td>Number of conditions for lease</td></tr> <tr><td>8</td><td>Willingness to take a longer lease</td></tr> <tr><td>9</td><td>Other</td></tr> </table>	1	Amount of deposit provided	2	Proof of income sources able to cover rent	3	Friend or family member	4	Good references	5	Nice person/people	6	Prominent member(s) of the community	7	Number of conditions for lease	8	Willingness to take a longer lease	9	Other
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cons_ten_other	6.10	If other, specify <i>(Question relevant when 6.9="Other")</i>																			
Module 7: Housing Ownership (other properties)																					
oth_props_own	7.1	How many properties, including the one you reside in, do you own?																			
no_of_props	7.2	How many properties, including the one you reside in, do you receive rental income from?																			
tot_rent_inc_1	7.3	How much rental income did you receive from all your properties last month in total? Amount <i>(Question relevant when 7.2="Yes")</i>																			
tot_rent_inc_2	7.4	Words <i>[Report amount in words]</i> <i>(Question relevant when 7.2="Yes")</i>																			
perc_inc_rent	7.5	What percentage of your total income came from rental income?																			
Module 8: Interview Summary																					
location	8.1	Where did this interview take place?	<table border="1"> <tr><td>1</td><td>Inside dwelling of interviewee</td></tr> <tr><td>2</td><td>Outside dwelling but inside compound of interviewee</td></tr> <tr><td>3</td><td>In street outside dwelling of interviewee</td></tr> <tr><td>4</td><td>In public area</td></tr> <tr><td>5</td><td>By phone</td></tr> </table>	1	Inside dwelling of interviewee	2	Outside dwelling but inside compound of interviewee	3	In street outside dwelling of interviewee	4	In public area	5	By phone								
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truth	8.2	Are you very confident, to an extent or not at all confident about the general quality of the interview and that the addressee	<table border="1"> <tr><td>1</td><td>Very confident of truthfulness of responses</td></tr> <tr><td>2</td><td>Somewhat confident of truthfulness of responses</td></tr> <tr><td>3</td><td>Not at all confident of truthfulness of responses</td></tr> </table>	1	Very confident of truthfulness of responses	2	Somewhat confident of truthfulness of responses	3	Not at all confident of truthfulness of responses												
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not_confid	8.3	Please explain why you are not confident about the interview or have doubt about the truth told by the respondent. <i>(Question relevant when 7.2="Not at all confident" or "Somewhat confident")</i>																			
fin_stat	8.4	Was the interview completed successfully?	<table border="1"> <tr><td>1</td><td>Yes</td></tr> <tr><td>0</td><td>No</td></tr> </table>	1	Yes	0	No														
1	Yes																				
0	No																				

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Field	No.	Question	Answer
reason	8.5	Enter the reason for not completing survey. (<i>Question relevant when 7.4="No"</i>)	
reason	8.6	Can we proceed with the next compound owned by the same landlord?	1 Yes
			0 No
INSTRUCTION: End the survey and thank the landlord.			