



REPUBLIC OF GHANA

MINISTRY OF WORKS AND HOUSING  
P. O. BOX M43, MINISTRIES  
ACCRA

# 2019 ANNUAL PROGRESS REPORT



MARCH. 2020

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## LIST OF ACRONYMS

AESL	Architectural and Engineering Services Limited
APR	Annual Progress Report
CBO	Community-Based Organization
CSOs	Civil Society Organizations
DPs	Development Partners
GoG	Government of Ghana
HSD	Hydrological Services Department
IGF	Internally Generated Funds
M&E	Monitoring and Evaluation
MWH	Ministry of Works and Housing
NADMO	National Disaster Management Organization
NGO	Non-Governmental Organization
PM&E	Participatory Monitoring and Evaluation
PPBME	Policy Planning, Budgeting, Monitoring and Evaluation
PSHLSB	Public Servants Housing Loan Scheme Board
PWD	Public Works Department
SMTDP	Sector Medium Term Development Plan
SSNIT	Social Security and National Insurance Trust
UNDP	United Nations Development Programme

## CHAPTER ONE: GENERAL INTRODUCTION

### 1.1 Introduction

Over the years, the Annual Progress Report (APR) has provided the basis for assessing the implementation of planned policies, programmes and projects across the various Ministries, Departments and Agencies. Specifically, the APR has provided a basis for a periodic assessment and measurement of the status of indicators and targets adopted for monitoring the key Governmental interventions. The 2019 Annual Progress Report (APR) of the Ministry of Works and Housing captures the performance of the sector for the year under review, and also highlights critical development and poverty issues that are worth considering.

The report therefore, indicates the achievements of the Ministry by using the sector M&E plan to track progress of all its key policies and programme interventions undertaken from 2<sup>nd</sup> January, 2019 to 31<sup>st</sup> December, 2019.

Ultimately, the Annual Progress Report (APR) provides the necessary evidence and information to enable Government close the gap between policy formulation, planning, implementation and performance audit.

The key objectives for the Ministry's 2019 Annual Progress Report are:

- i. To find out whether the various policies, plans, programmes, projects and various development strategies adopted for implementation are achieving the desired results and objectives for the year 2019 and the medium term,
- ii. To determine whether poverty reduction goals, targets and indicators are being achieved,
- iii. To use the various findings to strengthen performance in the Ministry as a sector,
- iv. To strengthen, align and fine-tune the impact of policies, plans, programmes, projects and strategies with national goals,
- v. To learn lessons from diagnosis and analysis that will influence the planning process.

The Ministry has the overall responsibility for the initiation, the formulation, implementation and co-ordination of policies and programmes for the sustainable development of public works and housing infrastructure in Ghana.

## **1.2 Purpose of the M&E for 2019**

The overall purpose of the M&E for 2019 is to measure progress in the implementation of the 2018-2021 SMTDP goals and objectives in a structured way. Ultimately it facilitates the measurement of results towards achieving the specified goals and objectives of the SMTDP.

The M&E plan enabled the MWH to match objectives against impacts of the Ministry's programme and projects, i.e. whether the Ministry was working efficiently, or otherwise and how to apply corrective measures if plans were not going according to the desired objectives, likewise providing the only consolidated source of information showcasing project progress.

The Sector M&E gave management the information it needed to make decisions about programmes or projects and changes that were necessary in the SMTDP. It also helped in identifying challenges and developing suggested solutions. The M&E raised questions about certain assumptions and strategies of the Ministry and also stimulated us to reflect on where the Ministry was going and how we were getting there by way of generated (written) reports which contributed to transparency and accountability.

## **1.3 Summary of Achievements of the Implementation of the SMTDP**

The Sector Medium Term Development Plan (2018-2021) is programmed to be implemented for a period of four (4) years starting from 2018. To this end the Ministry was anticipating to implement at least 50% of the planned programmes and projects by the end of 2019. Table 1 below details the status of implementation of the 2019 Annual Action Plan as well as the proportion of the SMTDP implemented as at 31<sup>st</sup> December, 2019.

**Table 1: Proportion of Annual Action Plan Implemented**

№	Indicators	Baseline	Actual	Target	Actual
		2017	2018	2019	2019
1	<b>Proportion of annual action plan implemented</b>	<b>90%</b>	<b>80%</b>	<b>95%</b>	<b>78%</b>
	a. Percentage completed	30%	55%	55%	49%
	b. Percentage of on-going interventions	60%	25%	40%	28%
	c. Percentage of interventions abandoned	0%	0%	0%	0%
	d. Percentage of interventions yet to start	5%	20%	5%	22%
	e. Percentage of interventions implemented outside the plan	5%	0%	0%	1%
2	<b>Proportion of the overall medium term plan implemented</b>	-	<b>19%</b>	<b>50%</b>	<b>39%</b>

From **Table 1** above, it can be deduced that out of the total number of **one hundred and ninety-eight** activities that were planned for implementation under the 2019 AAP, a total of **ninety-eight (98)** activities representing **49%** were completed while an additional **fifty-six (56)** activities representing **28%** were on-going. Consequently a total of one hundred and fifty-four activities representing approximately **78%** of the 2019 Annual Action Plan were implemented for the period under review as shown in **Table 2** below. This was comparatively lower than the 2017 and 2018 performance which stood at **90%** and **80%** respectively.

Overall, the proportion of the SMTDP implemented is approximately **39%** and this can be attributed to the acute funding situation that has limited efforts at implementing a number of activities planned in the SMTDP.



**Table 2: Details on the Annual Action Plan Implementation**

№	Development Dimension	2019	
		Planned	Executed
1	Environment, Infrastructure and Human Settlement	198	154

#### 1.4 Difficulties and Challenges Encountered

The period under review was particularly constrained by limited budgetary allocation underpinned by huge outstanding bills that was over and above the approved budgetary allocation for the Ministry. Specifically, the Ministry had an approved GoG Budget of **GH¢264,109,761** for the 2019 financial year as against the planned budgetary allotment of **GH¢1,677,668,000**. Accordingly, the Ministry was only resourced to implement approximately **16%** of what had been planned as per the **2018-2021 SMTDP**.

Again, the Ministry was challenged in its finances for the implementation of its approved capital expenditure items for the 2019 financial year. While the approval of commencement certificate to enable it implement its approved capital expenditure items was issued in the last quarter of the year, the approved allotment for capital expenditure itself was woefully inadequate. As at 31<sup>st</sup> December, 2018 the total outstanding bills for the Ministry stood at **GH¢449,665,867** while the approved budget for the 2019 financial year was **GH¢171,177,451 representing 38%** of the outstanding bills and commitments. With a budget implementation instruction that sought to ensure that all outstanding commitments were the first charge on the budget, the approved budgetary allocation only meant that the Ministry was only set out to defray its outstanding commitments but not to implement its planned activities for the 2019 financial year.

Similarly, the Ministry also encountered a number of challenges in undertaking its M&E function and key amongst them is the weak institutional co-ordination between the Ministry and its Departments and Agencies in implement the programmes and projects. Added to this, limited budgetary provisions for M&E activities continued to

affect periodic project monitoring, performance review and reporting for the sector. Also, inadequate institutional capacity in the area of logistics and human resource for the data collection, collation, cleaning and analysis towards the preparation of the APR was another key factor that adversely affected the timely completion of the APR.

## **1.5 Processes Involved**

In preparing the Annual Progress Report, the key processes adopted include collection of data from both Primary sources, such as raw data from the Departments and Agencies as well as Secondary sources such as the Progress Reports from the Agencies. Subsequently, the data was subjected to cleaning, validation and analysis.

Based on the output of the analysis, this report was prepared to show the performance of the Sector for 2019 as well as the status of implementation of the 2018-2021 Sector Medium Term Development Plan.

## CHAPTER TWO: M&amp;E ACTIVITIES REPORT

## 2.1 Programme / Project Status for 2019

## 2.1.1 Project Status for 2019

Table 3: Project Status of the Housing Directorate - Headquarters

NO	Project Description	Development Dimension Of Policy Framework	Location	Contractor	Contract Sum (GH¢)	Source Of Funding	Date Of Award	Start Date	End Date/ Expected Date Of Completion	Expenditure To Date	Outstanding Balance	Implementation Status	Remarks
1.	<b>GoG Affordable Housing Programme</b> <i>Construction of 1030 housing units with ancillary facilities at Asokore-Mampong</i>	Environment, Infrastructure and Human Settlement	Asokore Mampong, Ashanti Region	Various Contractors	GH¢275,000,000	GoG & SSNIT	May, 2006	July, 2006	June, 2020	GH¢275,000,000	-	Project is currently 90% complete.	The project is expected to be ready for habitation in the Third quarter of 2020
2	<b>GoG Affordable Housing Programme</b> <i>Construction of 200 housing units with ancillary facilities in Tamale</i>	Environment, Infrastructure and Human Settlement	Tamale, Northern Region	Various Contractors	GH¢40,000,000.00 (*amount expected to complete the project)	GoG & Donor	September, 2007	Oct, 2008	Dec, 2021	-	GH¢40,000,000.00 (*amount expected to complete the project) GoG & Donor	Project is about 29% complete.	Project stalled due to lack of funding. Ministry is currently sourcing for funding for the completion of the project.
3	<b>GoG Affordable Housing Programme</b> <i>Construction of 842 housing units with ancillary facilities at Koforidua</i>	Environment, Infrastructure and Human Settlement	Koforidua, Eastern Region	Various Contractors	GH¢131,000,000.00 (*amount expected to complete the project)	GoG & Donor	July, 2007	Sept, 2007	Dec, 2021	-	GH¢131,000,000.00 (*amount expected to complete the project) GoG & Donor	Project is about 25% complete.	Project stalled due to lack of funding. Ministry is currently sourcing for funding for the completion of the project.
4	<b>GoG Affordable Housing Programme</b> <i>Construction of 144 housing units with ancillary facilities at Wa</i>	Environment, Infrastructure and Human Settlement	Wa, Upper West Region	Various Contractors	GH¢45,000,000.00 (*amount expected to complete the project)	GoG & Donor	September, 2007	April, 2011	Dec, 2021	-	GH¢45,000,000.00 (*amount expected to complete the project) GoG & Donor	Project is about 12% complete.	Project stalled due to lack of funding. Ministry is currently sourcing for funding for the completion of the project.

NO	Project Description	Development Dimension Of Policy Framework	Location	Contractor	Contract Sum (GH¢)	Source Of Funding	Date Of Award	Start Date	End Date/ Expected Date Of Completion	Expenditure To Date	Outstanding Balance	Implementation Status	Remarks
5.	<b>Security Services Housing Programme (Phase III)</b> <i>Construction of 320 No. housing units at Tesano Police Depot for the Ghana Police Service</i>	Environment, Infrastructure and Human Settlement	Tesano, Accra	M/s. Amandi Holding Limited	US\$46,875,668	GoG	July, 2018	September, 2018	June, 2021	-	US\$46,875,668	Project is 20% completed.	The year under review recorded no progress of activities, since the Contractor had demobilized the project site due to payment certificates not been honored. This if not resolved could lead to cost over-runs.
6.	<b>Affordable Housing Project</b> <i>Construction of 1,502 housing units at Saglemi – Old Ningo</i>	Environment, Infrastructure and Human Settlement	Saglemi, Greater Accra Region	M/s. OAS Construtora Limited	US\$200,000,000	GoG	April 2015	April 2015	Dec, 2018	US\$195,854,970	US\$4,145,030	636No of units completed out of 1,502 housing units of Phase I of the project. Project delayed due to non- release of tax refunds and exemptions	The Project is currently undergoing value for money review to reconcile the houses built with the schedule of payment made.
7.	<b>Housing for Public and Civil Servants</b> <i>Construction of four (4) storey 8-unit flats for Civil Servants</i>	Environment, Infrastructure and Human Settlement	Roman ridge, Greater Accra Region	M/s. Delovely Company Limited	GH¢2,516,980	GoG	2015	2015	Dec, 2020	GH¢1,761,886	GH¢755,094	Project is about 70% complete.	Project delayed due to the non-release of funds
8.	<b>Government Housing Redevelopment Programme</b> <i>Construction of twenty (20No.) Townhouses and Eight (8) units block of flats (Site 3)</i>	Environment, Infrastructure and Human Settlement	Roman ridge, Greater Accra Region	M/s. Unique Limited	N/A	PPP Initiative	June, 2015	June, 2015	December, 2019	PPP Initiative	N/A	100% complete. Its currently under defect liability period	The project was implemented under a land swap arrangement

Table 4: Project Status for TDC Development Company Limited (TDCL)

NO.	Project Description	Development Dimension Of Policy Framework	Location	Contractor	Contract Sum (GH¢)	Source Of Funding	Date Of Award	Start Date	End Date/ Expected Date Of Completion	Expenditure To Date	Outstanding Balance	Implementation Status	Remarks
1.	<b>Site-3 – In-Filling Housing Project</b> <i>Construction of 8 blocks of 64Nº 3-bedroom apartments</i>	Environment, Infrastructure and Human Settlement	Community No. 1-Site 3, Tema	China Huolong Ghana Limited	GH¢66,619,859	IGF	September, 2016	October, 2016	October, 2019	GH¢56,626,880	GH¢9,992,979	90% Completed	The project is expected to be ready for occupancy in the first quarter of 2020
2.	<b>Completion of the GoG Affordable Housing Project</b> <i>Completion of 24 blocks affordable houses for residential purpose</i>	Environment, Infrastructure and Human Settlement	Community 26-Kpone, Tema	Mikadu Limited Seer Limited Larriric Limited Jins Co. Limited WTA Limited Delovely Limited	GH¢27,335,900	IGF	2013	2013	2019	GH¢25,868,720	GH¢1,467,180	90% Completed	The project is expected to be ready for occupancy in the first quarter of 2020
3.	<b>Shops and Offices Complex</b> <i>Complete the construction of the complex and installation of service elevators</i>	Environment, Infrastructure and Human Settlement	Community No.2, Tema	Berock Ventures Limited	GH¢31,594,544	IGF	2013	2013	2019	GH¢40,499,417	-	The project is 100% completed	The contract was revised to cater for the installation of service elevators for the shops and offices
4	<b>Infrastructure Development</b> <i>Develop infrastructure to facilitate occupancy</i>	Environment, Infrastructure and Human Settlement	Community No. 24, Tema	Malsons & Machange; ECG; GWCL	GH¢30,210,154	IGF	2015	2015	2019	GH¢30,210,154	-	Road Network – 100% Electricity – 100% Water – 100%	
5	<b>Community 23 Resettlement Housing Project</b> <i>(Construct terrace houses to resettle displaced squatters) Phase 1</i>	Environment, Infrastructure and Human Settlement	Community No. 23, Tema	Various	GH¢1,249,075	IGF	2015	2015	2019	GH¢1,449,075	-	<b>Phase I – 100% Completed</b>	

**Table 5: Project Status for State Housing Company Limited**

NO.	Project Description	Development Dimension of Policy Framework	Location	Contractor	Contract Sum	Source of Funding	Date of Award	Start Date	End Date/ Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Remarks
1	<b>Marlow Courts - Adenta Housing Project</b> (Construction of 32 Units of Apartments)	Environment, Infrastructure and Human Settlement	Adenta	C2 STAR	8,600,000	IGF	2016	2016	2020	6,600,000	2,000,000	92%	Scheduled for completion by 2nd Quarter of 2020
2	Provide adequate, safe, secure, quality, residential and hostel facilities for staff and students of University of Health and Allied Services (UHAS)	Environment, Infrastructure and Human Settlement	Ho	State Housing Company	45,000,000	IGF	2019	2019	2022	1,000,000	44,000,000	40%	Project on Schedule
3	<b>Creation of Regional Offices</b> (Revamp and Open new regional offices)	Environment, Infrastructure and Human Settlement	Head Office	State Housing Company	1,000,000	IGF	2019	2019	2021	400,000	600,000	40%	On - Going
4	<b>SHC Gardens - Adenta</b> (Construction of 68 Housing Units and Shops)	Environment, Infrastructure and Human Settlement	Head Office	AProTech	10,500,000	IGF	2016	2016	N/A	10,500,000	-	75%	Litigation with the Contractor
5	Renovation of SHC Head office building to provide a safe work environment for staff and visitors.	Environment, Infrastructure and Human Settlement	Awudome, Accra	State Housing Company	400,000	IGF	2019	2019	2020	280,000	120,000	80%	On- Going
6	<b>North Kaneshie Apartments</b> (Construction of 16 Housing Units)	Environment, Infrastructure and Human Settlement	Kaneshie, Accra	State Housing Company	7,500,000	IGF	2019	2019	2020	3,300,000	4,200,000	60%	On- Going
7	<b>Tonsuam Estate Housing Projects</b> (Erection Of additional Eleven(11) Housing Units)	Environment, Infrastructure and Human Settlement	Sunyani	Multiple	2,700,000	IGF	2018	2018	2020	1,200,000	1,500,000	70%	On- Going. Potential Contractor Delays
8	<b>John Agyekum Kufour Estates</b> (Construction of 225 Housing Units at Oyoko Akrofrom)	Environment, Infrastructure and Human Settlement	Kumasi	Multiple	33,617,955	IGF	2019	2019	2021	4,000,000	29,617,955	40%	On Schedule
9	provide adequate, safe, secure, quality and affordable housing	Environment, Infrastructure and Human Settlement	Kumasi	BriPaul	1,000,000	IGF	2019	2019	2019	1,000,000	1,000,000	100%	On Schedule
10	Acquisition of 150 acres of land for future development in the Western Zones	Environment, Infrastructure and Human Settlement	Takoradi	State Housing Company	1,500,000	IGF	2019	2019	2021	150,000	1,350,000	10%	On- Going
11	Provide 6 safe, secure, quality and affordable housing units	Environment, Infrastructure and Human Settlement	Koforidua	Multiple	990,000	Head Office	2018	2018	2020	290,000	700,000	30%	On- Going but fund Challenges



**Table 6: Project Status for Hydrological Services Department (HSD)**

No	Project Description	Development Dimension Of Policy Framework	Location	Contractor	Contract Sum	Source of Funding	Date of Award	Start Date	End Date / Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Remarks
1	<b>New Takoradi Emergency Sea Defence Project, Phase II</b> <i>Construction of Armour Rock revetment and groynes to protect 4000m of coastline</i>	Environment, Infrastructure and Human Settlement	Elmina - Central Region	M/S Vuluxx Company Limited	GH¢269,203,000	GoG	10/08/2016	14/9/2016	14/12/2019	GH¢159,908,339	GH¢109,294,661	100% Complete	
2	<b>Adjoa Coastal Protection Project</b> <i>Construction of Armour Rock breakwater structures of 1900m length</i>	Environment, Infrastructure and Human Settlement	Adjoa - Western Region	M/S Amandi Holding Limited	US\$50,906,661	GoG	18/9/2014	3/10/2014	3/10/2019	US\$40,725,329	US\$10,181,332	100% Completed	
3	<b>Blekusu Coastal Protection Project</b> <i>Construction of 22no. Armour rock groynes to protect 4300m of coastline</i>	Environment, Infrastructure and Human Settlement	Blekusu - Volta Region	M/S Amandi Holding Limited	US\$40,093,527	GoG	09/06/2015	3/7/2015	- 2/2/2017	US\$34,079,498	US\$6,014,029	100% Completed	
4	<b>Dansoman Emergency Sea Defence Project</b> <i>Construction of Armour Rock revetment to protect 2000m of coastline</i>	Environment, Infrastructure and Human Settlement	Dansoman - Greater Accra Region	M/S Sidalco Limited	US\$31,210,000	GoG	7/11/12	1/4/2015	31/03/2017	US\$10,874,340	US\$20,335,660	85% Complete	
5	<b>Dixcove Emergency Coastal Protection Project</b> <i>Construction of armour rock revetment to protect 2400m of coastline</i>	Environment, Infrastructure and Human Settlement	Dixcove - Western Region	M/S Rajga Limited	GH¢134,796,761	GoG	07/10/2016	3/11/2016	-3/5/2018	-	GH¢134,796,761	21% Complete	
6	<b>Amanful Kumah Coastal Protection Project</b> <i>Construction of Armour Rock revetment to protect 2000m of coastline</i>	Environment, Infrastructure and Human Settlement	Amanful Kumah - Western Region	M/S Mawums Limited	GH¢80,960,000	GoG	15/09/2015	30/01/2018	30/01/2020	GH¢21,106,800	GH¢59,853,200	50% complete	

No	Project Description	Development Dimension Of Policy Framework	Location	Contractor	Contract Sum	Source of Funding	Date of Award	Start Date	End Date / Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Remarks
7	<b>Axim Coastal Protection Project</b> <i>Construction of Armour Rock revetment to protect 5000m of coastline</i>	Environment, Infrastructure and Human Settlement	Axim - Western Region	M/S Makam Plant Hire Limited	GH¢369,085,973	GoG	07/09/2018	10/10/2018	07/09/2022	GH¢168,629,451	GH¢200,456,522	51% Complete	
8	<b>Cape Coast Coastal Protection Project</b> <i>Construction of Armour Rock revetment, groyne and breakwater to protect 5000m of coastline</i>	Environment, Infrastructure and Human Settlement	Cape Coast - Central Region	M/S Vuluxx Company Limited	GH¢416,685,675	GoG	7/11/2018	23/11/2018	9/11/2022	-	GH¢416,685,675	15% Complete	
9	<b>Komenda Coastal Protection Project</b> <i>Construction of Armour Rock groyne and river bank protection to protect 3000m of coastline</i>	Environment, Infrastructure and Human Settlement	Komenda - Central Region	M/S Amandi Holding Limited	US\$46,286,682	GoG	16/11/2018	16/11/2018	16/11/2020	US\$670,604	US\$45,616,078	5% Complete	
10	<b>New Takoradi Emergency Sea Defence Project, Phase III</b> <i>Construction of Armour Rock revetment and groyne to protect 5000m of coastline</i>	Environment, Infrastructure and Human Settlement	Elmina - Central Region	M/S Vuluxx Company Limited	GH¢396,219,600	GoG	09/05/2019	05/06/2019	05/06/2023	-	GH¢396,219,600	5% Complete	
11	<b>Anomabu Coastal Protection Project,</b> <i>Construction of Armour Rock revetment and groyne to protect 5000m of coastline</i>	Environment, Infrastructure and Human Settlement	Anomabu - Central Region	M/S Q3 Company Limited	GH¢427,465,500	GoG	09/05/2019	23/05/2019	23/05/2023	GH¢9,425,160	GH¢418,040,340	21% Complete	
12	<b>Akora River Drainage Project</b> <i>Construction of reinforced concrete drain of size: 2200m x 25m x 2.50m</i>	Environment, Infrastructure and Human Settlement	Agona-Swedru - Central Region	M/S Las Adventuras Limited	GH¢23,117,790	GoG	13/12/2012	13/12/2012	13/12/2015	GH¢11,558,895	GH¢11,558,895	40% Complete. Contract reviewed	Contractor yet to mobilise to site to continue construction works



No	Project Description	Development Dimension Of Policy Framework	Location	Contractor	Contract Sum	Source of Funding	Date of Award	Start Date	End Date / Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Remarks
13	<b>Sakaman Lot I</b> <i>Construction of reinforced concrete drain of size: 385m x 3.5m x 1.6m</i>	Environment, Infrastructure and Human Settlement	Sakaman - Greater Accra Region	M/S Agency Biwadie	GH¢1,542,482	GoG	13/7/2010	13/7/2010	25/3/2012	GH¢744,861.33	GH¢797,620.67	81% Complete. Contract Review completed	
14	<b>Ejura Drain Lot II</b> <i>Construction of reinforced concrete drain of size: 411m x 2.7m x 1.6m.</i>	Environment, Infrastructure and Human Settlement	Ejura - Ashanti Region	M/S Pelkas Co. Ltd.	GH¢1,345,078	GoG	3/1/2013	3/1/2013	3/7/2013	GH¢808,932.11	GH¢536,145.89	32% Complete	
15	<b>Tepa Drain Lot II</b> <i>Construction of reinforced concrete drain of size: 691m x 2.0m x 1.6m.</i>	Environment, Infrastructure and Human Settlement	Tepa - Ashanti Region	M/S Mubabra Co. Ltd.	GH¢1,397,590	GoG	3/1/2013	3/1/2013	3/7/2013	GH¢98,620.25	GH¢1,298,969.20	10%	

## 2.1.2 Programme Register for 2019

**Table 7: Programme Register for Public Servants Housing Loans Scheme Board (PSHLSB)**

Item No.	Programme Description	Development Dimension Of Policy Framework	Amount Involved	Source Of Funding	Date Started	End Date / Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Total Beneficiaries	Remarks
1.	<b>Public Servants Housing Scheme</b> <i>Financing the purchase, building and construction of dwelling houses for civil and public servants</i>	Environment, Infrastructure and Human Settlement	N/A	GoG/ Revolving Fund	01/01/2019	31/12/2019	GH¢1,662,087	N/A	67% Complete	80N <sup>e</sup> civil and public servants supported to complete their houses.	

**Table 8: Programme Register for Department Of Rural Housing (DRH)**

No.	Programme Description	Development Dimension Of Policy Framework	Amount Involved	Source Of Funding	Date Started	End Date / Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Total Beneficiaries	Remarks
1	<b>Sensitization programmes on the use of local building materials (LBM's)</b> <i>Sensitize and Create Awareness on Local Building Materials and it's affordability to 4Ns Second Cycle institutions and training colleges</i>	Environment, Infrastructure and Human Settlement		IGF	02/01/2019	31/12/2019		-	50% Complete	2 Tech/Vocational Institutions sensitized (97 students, 52 teachers and administrative staff were sensitized at Tema Tech Inst. 75 students and 4 teachers were also sensitized at Kaneshie Snr High Tech. School.	Programme will be continued through 2020 financial year.

**Table 9: Programme Register for Hydrological Services Department (HSD)**

No.	Programme Description	Development Dimension Of Policy Framework	Amount Involved	Source Of Funding	Date Started	End Date / Expected Date of Completion	Expenditure to Date	Outstanding Balance	Implementation Status (%)	Total Beneficiaries	Remarks
1	<b>2018 National Flood Control Programme</b> <i>Channel improvement works and construction of concrete drains</i>	Environment, Infrastructure and Human Settlement	GH¢200,000,000	GoG	2019	2020	GH¢12,996,625	GH¢187,003,375	Desilting works is 90% complete and construction works is about 60% complete	Various settlements along the desilted and constructed drainage channels	
2	<b>Greater Accra Resilient and Integrated Development (GARID) Project</b> <i>Implementation of structural and non-structural measures to mitigate flooding in the Odaw basin</i>	Environment, Infrastructure and Human Settlement	US\$100,000,000	World Bank	2019	2024	-	US\$100,000,000	Procurement processes for the engagement of Consultants for the preparation of the detailed engineering designs commenced	All settlements along the Odaw River Basin	Actual construction works is expected to commence in 2020

## 2.2 Update on Funding Sources

For the period under review, the various policies, plans and programmes of the Ministry were programmed to be financed from central government transfers, Internally Generated Funds (IGF), Development Partner (DP) Support and Public-Private Partnership arrangements. However, actual revenue for the 2019 financial year were realised from central government transfers, Internally Generated Funds (IGF) and Development Partner (DP) support. However, additional funding was mobilised under a debt financing programme of the Ministry of Finance (MoF) to defray part of the Ministry's outstanding bills for the period under review. The details of the funding sources for the 2019 financial year are detailed in **Table 10** below:

**Table 10: Details of the Funding Sources for the 2019 Financial Year**

No	REVENUE SOURCES	BASELINE 2017	ACTUAL 2018	TARGET 2019	ACTUAL 2019
1	Central Government Transfers	108,714,290	91,380,363	1,677,668,000	188,645,096
2	IGF	173,253	100,682	3,450,000	111,796
3	DP Support	-	-	937,000,000	79,846,000
4	Others (ie. PPP, Debt Management)	163,930,856	284,817,637	4,307,000,000	208,163,995
	<b>TOTAL</b>	<b>272,818,399</b>	<b>376,298,682</b>	<b>6,925,118,000</b>	<b>476,766,887</b>

From **Table 10** above, a critical look at the actual receipts over the medium term reveals that the revenue has been increasing at a decreasing rate. More precisely, it is evident that the 2019 actual revenue almost doubled as it increased by **seventy-five percent (75%)** compared to 2017 revenue figures and also, a marginal increase of **twenty-seven percent (27%)** compared that of 2018.

On the contrary, it can further be deduced that a greater chunk of the projected revenue for the 2019 programme of works under the Sector Medium Term Development Plan (SMTDP) was not realised. Specifically, approximately **Six Billion, Four Hundred and Forty-Eight Million, Three Hundred and Fifty-One Thousand, One Hundred and Thirteen Ghana Cedis (GH¢6,448,351,113)**, representing **ninety-three percent (93%)** of the projected revenue was not secured for the implementation of the plan. This was largely due to the fact that, the projected

revenue from Public-Private Partnership arrangements, representing approximately **sixty-two percent (62%)** of the projected revenue could not be realised. These amounts were mostly programmed to finance the construction of affordable housing units and critical drainage infrastructure across the country. Additionally, projected revenue for central government transfers and Development Partner (DP) Support fell short by **eighty-nine percent (89%)** and **ninety-one percent (91%)** respectively.

Accordingly, it can be argued that revenue for the implementation of approximately **seven percent (7%)** of the planned programmes and activities was duly mobilised leaving a revenue variance of **ninety-three percent (93%)**. More precisely, the inability to realise the projected revenue for financing the affordable housing programme meant that the Ministry could not meet its sectoral goal of reducing the national housing deficit by increasing access to safe, secure, adequate and affordable housing across the country. This is ultimately going to affect the projected policy outcome and key results for the plan period.

### 2.3 Update on Disbursement

This section details the expenditure analysis for the period under review. Accordingly, Table 11 below shows the details of expenditure and disbursements for the implementation of planned activities analysed based on the economic classifications.

**Table 11: Details of Expenditure based on the Economic Classifications**

No	EXPENDITURE ITEM	BASELINE 2017	ACTUAL 2018	TARGET 2019	ACTUAL 2019
1	Compensation	14,917,295	13,753,178	16,126,733	14,522,954
2	Goods and Service	731,383	1,579,568	51,476,708	4,016,513
3	Capex	173,855,431	333,452,425	200,999,451	177,420,288
4	Others (i.e. Debt Management)	-	-	208,163,995	208,163,995
	<b>TOTAL</b>	<b>189,504,109</b>	<b>348,785,171</b>	<b>476,766,887</b>	<b>404,123,750</b>

From Table 11 above, it can be observed that actual expenditure amounted to **Four Hundred and Four Million, One Hundred and Twenty-Three Thousand, Seven Hundred and Fifty Ghana Cedis (GH¢404,123,750)** representing **eighty-five percent (85%)** of the targeted expenditure for the 2019 financial year. This leaves a variance of **Seventy-Two Million, Six Hundred and Forty-Three Thousand, One Hundred and Thirty-Seven Ghana Cedis (GH¢72,643,137)** representing **fifteen percent (15%)** of the targeted expenditure for the 2019 financial year.

Comparatively, this financial performance is higher than the 2017 performance rate of **sixty-nine percent (69%)** but lower than the 2018 performance rate of **ninety-three percent (93%)**. Overall, it can be concluded that performance rate was very good.

On the other hand, it can be observed that a greater chunk (**approximately 51%**) of the actual expenditure for the period under review was utilised in the payment of outstanding bills and commitments of the Ministry under the debt management programme of the Ministry of Finance (MoF). This implies that although a significant proportion of the targeted expenditure was realised, **approximately 49%** of the 2019 Annual Action Plan was financed from the actual receipts for the period under review, leaving a greater number of activities without funding. This ultimately has adverse implications in the achievement of planned results for the SMTDP considering the fact that a greater amount of receipts realised goes into financing activities that are already completed but in arrears of funding.

## **2.4 Update on Indicators and Targets**

In line with the National Development Policy Framework, the Ministry is tracking efforts made in the implementation of its Sector Medium Term Development Plan (SMTDP) along agreed performance indicators. These indicators have been categorised into national and sector indicators to monitor the implementation of the SMTDP.

Details on the performance of the key National and Sector indicators are presented in Table 12 and 13 below.

## 2.4.1 Key National Indicators

**Table 12: Key National Indicators for the Ministry of Works and Housing**

№	Indicators	Baseline	Actual	Targets	Actual
		2017	2018	2019	
<b>Environment, Infrastructure and Human Settlement</b>					
1	Proportion of investment in financing control structures, construction and technological improvements	GH¢128,721,051	GH¢317,035,497	GH¢71,558,092	GH¢363,380,874
2	Construction Industry Law enacted and implemented	-	-	December, 2019	-
3	Number of drainage master plans prepared: - Regional - Districts	-	-	1	-
4	Kilometers of drains constructed - Primary - Secondary	<b>0.2</b> - 0km - 0.2km	<b>3</b> - 0km - 3km	<b>20 km</b> - 7 km - 13 km	<b>11.3 km</b> - 4.37 km - 6.73 km
5	Number of flood warning stations constructed / rehabilitated	2	-	-	-
6	National public works maintenance framework instituted and operationalised	-	-	1	-
7	Number of household units provided nationally - Urban households - Rural households	<b>1,918</b> - 1,918 - 0	<b>1,918</b> - 1,918 - 0	<b>3,080</b> - 3,080 - 0	<b>1,348</b> - 1,348 - 0
8	Access to affordable housing for middle-to-low income groups	N/A	N/A	N/A	N/A
9	Proportion of people living in slum areas (est @ 7%)	7,354,730	7,869,561	8,420,430	8,420,430
10	Number of slum/zongo communities upgraded	-	-	1	-

From **Table 12** above, it can be deduced that the efforts towards achieving the planned results at the national level has been at a slow pace. With the exception of the investment in control structures and the kilometres of drains constructed, the remaining eight (8) key national indicators depicted a slow progress. Also, the lack of data for some of the indicators, particularly the housing sector indicators, further limited efforts at tracking progress in the implementation of these key national indicators.

## 2.4.2 Sector Specific Indicators

**Table 13: Sector Specific Indicators for the Ministry of Works and Housing**

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
1	Number of Ministerial Advisory Board meetings organized	2	4	4	-	4
2	Number of Audit Committee (AC) meetings organized	4	5	4	-	5
3	Number of Management meetings organized	4	11	12	-	11
4	Number of Entity Tender Committee meetings organized	3	9	4	-	13
5	Number of Staff Durbars organized	3	4	4	-	4
6	Procurement Plan prepared and submitted to PPA every year.	30/01/2017	31/01/2018	30/01/2019	-	28/02/2019
7	Quarterly financial reports to be prepared by	4 Quarterly financial report prepared and submitted within 30 days after end of quarter	4 Quarterly financial report prepared and submitted within 20 days after end of quarter	4 Quarterly financial report prepared and submitted within 30 days after end of quarter	-	4 Quarterly financial report prepared and submitted within 28 days after end of quarter
8	Annual financial reports to be prepared by	Annual Financial Report prepared by 14th March of the following year	Annual Financial Report prepared by 30th March of the following year	Annual Financial Report prepared by 31 <sup>st</sup> March of the following year	-	Annual Financial Report prepared by 31 <sup>st</sup> March of the following year

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
9	Monthly bank reconciliation prepared by	12 monthly reconciliation Completed 15 days after end of month	12 monthly reconciliation Completed within 14 days after end of month	12 monthly reconciliation Completed 15 days after end of month	-	12 monthly reconciliation Completed 15 days after end of month
10	Number of staff trained in Performance Management	35	98	40	-	96
11	Number HR and Personnel Officers trained in GoG rules and regulations	50	85	50	-	32
12	Number of staff trained in Public private partnerships management	-	-	-	-	2
13	Number of staff trained in GIMPA, CSTC, MDPI, TTI of OHCS under the Scheme of service development programmes.	-	27	20	-	19
14	Mid-year review of annual budget performance to be completed by	July, 2017	August, 2018	July, 2019	-	July, 2019
15	Annual review of the Sector Medium Term Development Plan to be completed	January	Annual review of the Sector Medium Term Development Plan (SMTDP) completed in July 2018	January	December, 2019	Draft Review Report completed by December, 2019



№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
16	Mid-Term review of the Sector Medium Term Development Plan to be completed	January	-	-	-	Mid-Term review of the SMTDP commenced
17	Annual progress reports prepared and submitted by	March	Annual progress report completed in June, 2018	March	-	Annual progress report completed and submitted in February, 2019
18	No. of Quarterly Budget Performance Reports prepared and submitted	4	4	4	-	4
19	Preparation of the Annual Budget Estimates for ensuing year to be completed	November	Annual Budget estimates prepared in November, 2019	November	-	Annual Budget estimates prepared and submitted to the Ministry of Finance in October, 2019
20	Sector publications to be completed by	31st December, 2017	-	31st December, 2019	-	Review of Sector hand out and service charters completed. Publication yet to be made

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
21	Beneficiary/Clients Service Surveys conducted	-	1 survey conducted	December		-
22	No. of statistical reports produced	-	-	1	-	1 report produced
23	Information Materials and facilities in Ministerial Library/Resource Centre upgraded	December	-	December	-	-
24	No. of Meet- Press-Series participated in	-	-	1	-	1
25	No. of staff trained in the use of ICT and E- workspace applications	12	-	35	-	-
26	Development of a new ICT Policy	December 31st		December	-	ICT Policy developed
27	Annual Maintenance of Ministry's Website, LAN/ WAN	-	Annual Maintenance of Ministry's Website, LAN/ WAN completed	December	-	Annual Maintenance of Ministry's Website, LAN/ WAN completed
28	Number of Audit and Maintenance of ICT Infrastructure undertaken	3	4	4	-	4
29	Number of Audit Reports prepared annually	4	4	4	10	10
30	Number of ongoing and completed projects verified and physically inspected	4	-	4	-	-

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
31	Audit committee meetings organised	4	5	4	-	5
32	No. of officers to attend International Conference	-	-	2	-	-
33	No. of officers trained in project auditing	-	-	2	-	-
34	Follow-up on previous audit by IAU and GAS to be completed	August	-	August	-	-
35	Preparation Ensuing year budget and audit plans to be completed	November	-	November	-	October
36	Development of a Risk register for the Ministry to be completed	-	-	December	-	-
37	No. of Sensitization/Awareness Programmes on the Housing Policy organised	-	-	4	-	4No. of meetings with developers
38	Implementation of the redevelopment programme to increase the housing stock for public workers to be completed	December	57No. completed in December	6No. completed by June 2019	6No. completed by Dec. 2019	6No. units at 90% completion at Roman Ridge whilst 15No. at 70% completion at Kanda

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
39	№ of affordable housing units completed	-	1,980	2,664	-	92% completion of 1,030 units at Kumasi
40	Construction of housing units for Public Servants to be completed	-	-	December	-	Project at 75% completion by December 2019
41	№ of housing units constructed for security services under the Security Services Housing Programme Phase II	-	368	123	100	Commenced construction of 320 housing units at 20% completion
42	Acres of land banks sourced and procured	-	23,185.84 Sourced 5,770.45 Procured	25,000 Sourced	-	11,813 Sourced
43	Review of building regulations (LI 1630) to be completed	-	-	December	-	September
44	Sensitization/ Awareness of Reviewed Building Code and regulations to be completed	-	-	-	-	December
45	Support for the Implementation of the Slum Upgrading and Prevention Strategy to be completed	-	-	December	-	-
46	Payment of subscription to International Organizations (UN-HABITAT, AMCHUD) to be completed	-	-	December	-	-

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
47	Number of Rent Cases received from landlords and tenants annually	11,314	19,039	53,347	-	15,432
48	Number of Rent disputes Settled annually	9,422	15,025	44,000	-	10,567
49	Number of cases referred to Court	228	447	9,347	-	549
50	Number of Affordable Houses provided for Public and Civil Servants Annually	68	70	150	-	80
51	Number of local building materials sensitization programs organized	-	2	2	-	2
52	Number of local building materials Training workshops organized	-	-	2	-	0
53	Number of creative innovative research on local building materials disseminated	-	1	1	-	1
54	Number of staff trained	1	12	4	-	18
55	Number of Probationers trained in the Architectural professional practice	<b>70</b>	<b>35</b>	65	-	75

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
56	Number of building technicians trained in National Building Regulations and Planning Laws	-	-	30	-	<b>77</b>
57	Number of Building Technicians and Draughtsmen Registered	-	-	45	-	-
58	Number of Small and Medium Scale Contractors trained	-	-	20	-	-
59	Number of professional practice examination and induction ceremony organized	2	<b>2</b>	2	-	2
60	Number of advocacy programs on the use of local building materials organized	-	-	3	-	-
61	Number of Engineers trained in the Engineering Professional Practice		-	85	-	-
62	Number of Engineers', HND Technicians and Draughtsmen licensed		-	500	-	-
63	UNDP Blocks of Flats rehabilitated, refurbished and maintained	-	-	December	-	-

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
64	The Existing Ministerial Block of Offices rehabilitated.	-	50% of the existing MWH Ministerial Block rehabilitated	December	-	70% of the existing MWH Ministerial Block Rehabilitated as at December, 2019
65	Number GoG bungalows renovated	-	1. 53 No. Bungalows completed 2. 10 No. Rehabilitation Ongoing, - 90% work completed	50	-	-
66	No. Prestige Facilities & Government Bungalows and Flats Renovation	-	79	39	-	-
67	Number of flood forecasting and warning systems established	2	2	1	-	-
68	Number of flow measurements taken	25	6	252	-	-
69	Number of Keta Sea Defence resettlement houses constructed	-	-	40	-	-
70	Kilometers of coastline protected	2	4	10	-	8.1

№	Indicators	Baseline	Actual	Targets	Revised Targets	Actual
		2017	2018	2019		
71	Kilometers of Groyne and Revetment structures maintained	7.2	8.11	5	-	-
72	Annual Emergency National Flood Control programme implemented.	December	10% of the annual 2017 National Flood Control Programme completed	December	Complete the implementation of the 2018 NFCP	Desilting works is 90% complete and construction works is about 60% complete
73	Number of treatment plants maintained	1	-	10	2	-
74	Kilometers of drains constructed	0.2	3	20	-	11.3
75	Kilometers of drains rechanneled, upgraded and maintained	-	5	65	25	18
76	Number of guaging systems maintained	22	26	30	-	22

From Table 13 above, it can be revealed that overall, the Ministry has made some gains across the planned benchmarks for the period under review. Nonetheless, the progress towards achieving the planned targets for the period under review has been slow while a number of targets continued to remain pending. This can be attributed to the fact that access to funding has been limited in achieving the planned targets for the period under review as discussed in earlier sections of this report. While these challenges continue to persist, it becomes increasingly difficult to achieve the planned targets for the Medium Term.



## 2.5 Update on Critical Development and Poverty Issues

The Ministry of Works and Housing is one sector that has a major role to play in the area of development and poverty reduction. The various programmes and projects for the works and housing sub-sector comprise key development and poverty reduction initiatives that cannot be overemphasised. For the works sub-sector, critical development and poverty issues have centered on flood mitigation and coastal protection works while that of the housing sub-sector has centered on affordable housing provision. The details of these critical development and poverty issues are shown in Table 14 below and subsequently discussed in the subsequent paragraphs.

**Table 14: Critical Development and Poverty Issues**

№	Critical Development and Poverty Issues	Allocation GH¢	Actual Receipt GH¢	Number of Beneficiaries	
				Targets	Actuals
1.	2018 Flood Control Programme	200,000,000	12,996,625	1,600,000 (est)	1,100,000 (est)
2.	Coastal Protection Project	2,970,600,233	808,088,559	700,000 (est)	400,000 (est)
3.	Affordable Housing project	1,533,516,980	1,295,207,730	32,310	16,380

### 2.5.1 Flood Control Programme

The incidence of flooding across the country has generally been on the rise and this has largely been related to, among other things, the issues of climate change that has resulted in the increase in the volumes of water that is realised when it rains. A critical look at most of the areas that get flooded in Ghana reveals that most of these settlements are urban-rural settlements. Here, the inhabitants often live and undertake some form of economic activity in these same areas they reside. Consequently, flooding in these settlements tend to adversely affect their living conditions while obstructing their economic activities and sources of livelihood. Available estimates has revealed that Ghana loses, in excess of, GH¢364 million to

flooding annually. To this end, mitigating the incidence of flooding is perceived to have a direct impact on the livelihoods of the people living in these notable flood areas and the economy as a whole.

Consequently, the Ministry has implemented a number of critical development interventions geared towards mitigating the incidence of flooding across the country. For the period under review, the Ministry implemented a number of flood control interventions under the **2018 National Flood Control Programme** in major urban centers across the country. These interventions entailed channel opening, widening, deepening and upgrading as well as the construction of drains and culverts.

Overall, a total of **sixty-nine (69)** desilting contracts and an additional **ninety-one (91)** construction related contracts were awarded under the 2018 National Flood Control Programme. Currently, the desilting works is about ninety (90%) complete while the construction works is about seventy (70%) complete bringing the overall completion to eighty (80%). The programme is expected to be completed in 2020. Figures 1 & 2 below show some of the drainage interventions under the 2018 National Flood Control Programme.

**Figure 1: Completed Storm Water Drainage Channel**



**Figure 2: On-going Construction Work on Kordjor Drainage Channel**



As shown in **Table 14**, the 2018 National Flood Control Programme has a total allocation of **Two Hundred Million Ghana Cedis (GH¢200,000,000)**. However, as at 31<sup>st</sup> December, 2019, a total amount of **Twelve Million, Nine Hundred and Ninety-Six Thousand, Six Hundred and Twenty-Five Ghana Cedis (GH¢12,996,625)** had been received and this constitutes approximately **six percent (6%)** of the total approved allocation for the programme.

The key issues in the implementation of this programme has centered on the delay in honouring payment certificates coupled with the non-payment of Advance Mobilization for the execution of the flood control works. This is adversely affecting the timely delivery of the interventions.

### *2.5.2 Coastal Protection Project*

Poverty has remained a critical socioeconomic issue in the coastal zone of Ghana. With a high dependence on the sea as a major source of livelihood coupled with the increasing environmental degradation as a result of climatic factors such as the rising sea level and coastal erosion, coastal poverty has become a critical development issue. Ghana has a total coastline of 550km; out of which approximately 367km is at threat to tidal wave erosion. To date, tidal wave erosion and rising sea levels continues to destroy the fabric of once vibrant coastal



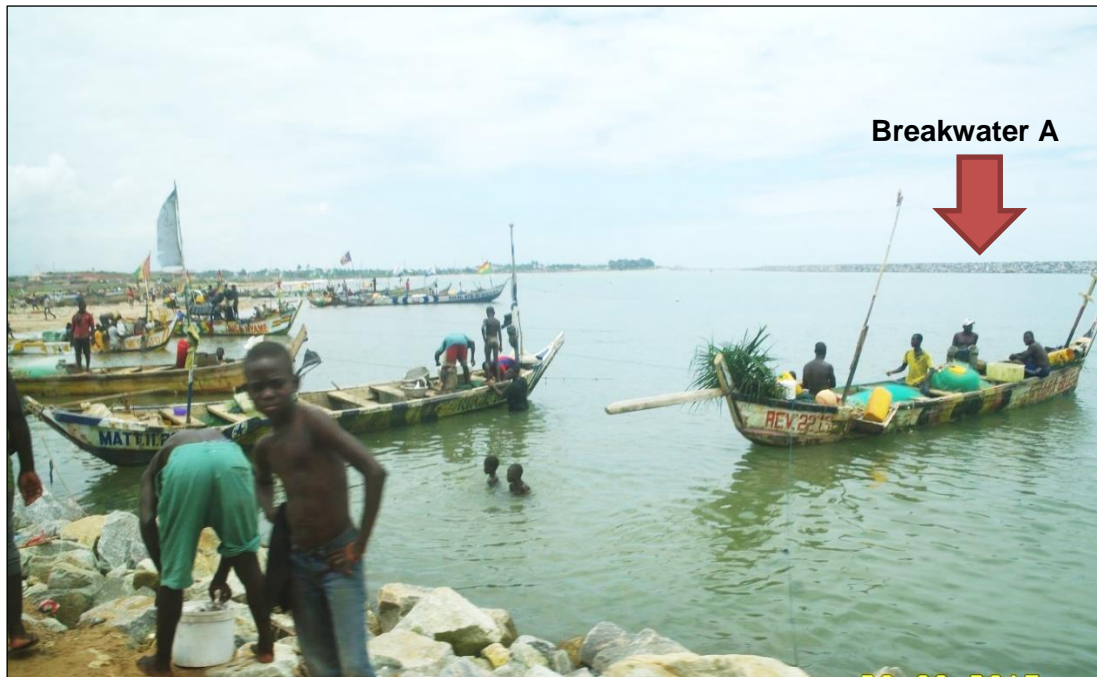
settlements. Available statistics has established that the predominant occupation for the people living along the coastline of Ghana is fishing and this has consistently been their major source of livelihood. Accordingly, the rising sea levels and coastal erosion does not only pose a significant threat to their lives and properties but also, their main source of livelihood, making it a critical development and poverty issue for the country.

Consequently, the Ministry has implemented a number of coastal protection projects that are geared towards reducing coastal and marine erosion while protecting the lives and properties of the people along the coastline. Added to this, these coastal protection projects have a direct impact on the fishing activities of the local folks, and to a large extent, their livelihoods. Accordingly, the Ministry undertook construction works along the Dixcove, New Takoradi/Elmina Phase II, Adjoa, Blekusu, Dansoman, Amanful Kumah and Axim Sea Defence Projects whose current statuses of implementation are 24%, 90%, 95%, 100%, 85%, 50% and 51% respectively. Work on the Anomabu, Cape Coast, Komenda and New Takoradi/Elmina Phase III projects also commenced and are progressing steadily. Figures 3, 4, 5 and 6 below shows some of the coastal protection projects implemented and its impact on poverty reduction.

**Figure 3: New Takoradi (Elmina) Coastal Protection Project (Phase II)**



**Figure 4: Calm Beach-Front of the Adjoa Coastline with Vibrant Fishing Activities After the Construction of the Breakwater Structure**



**Figure 5: A Section of the Reclaimed Land along the Coastline at Blekusu**



**Figure 6: A Section of the Completed Revetment Wall with Lateritic Backfilling at Axim**



The major challenge in the implementation of this intervention centered on the growing outstanding bills for certified works under the various projects. These coastal protection projects are implemented on pre-financing arrangement with payments made at significant milestones after certificates have been raised by the contractors. To date, a significant amount continues to remain outstanding on certified works for these projects. This has culminated in cash flow constraints for most of the contractors and consequently, slowed the pace of work on site. While a number of the projects have delayed already, this situation will further exacerbate the timely completion of a number of the projects.

### *2.5.3 Affordable Housing Project*

It is an undeniable fact that shelter is divine and the Nation cannot ignore its provision in our development. To date, housing continues to take up a significant portion of household income in the country, making its affordability a critical poverty issue. However, the unfortunate inability of the housing delivery system in Ghana via



the private sector to meet effective demand over the years have created a huge housing deficit, currently estimated to be in excess of 2 million units. With the extrapolation that in Ghana's cultural set-up, a household is made up of five (5) individuals, it is estimated that over 10 million Ghanaians do not have access to safe, secured and decent dwelling homes. With a population close to 30 million, a staggering 1/3 of Ghanaians have accommodation challenges. This makes access to affordable housing another critical development issue to be considered.

Available statistics has revealed that Sixty percent (60%) of Ghana's urban population will need some form of Government intervention to support them get access to safe, secured and affordable shelter. Also, thirty-five percent (35%) will not be able to access housing even with Government support in terms of subsidy with only the remaining five percent (5%) of the population being able to support themselves in accessing housing. This therefore calls for a massive drive to provide for housing targeted at the sixty percent (60%) urban population in the short to medium term and the remaining thirty-five percent (35%) in the long term.

It is against this background that the Government of Ghana Affordable Housing Project was initiated in 2006 with the objective of providing accommodation for the low to middle income workers of the country, creating jobs and improving incomes.

The initial project objective was to provide 100,000 units over a five-year period, through direct government intervention and in partnership with the Private Sector. The project commenced in six (6) locations namely: Borteyman - Accra, Kpone - Tema, Asokore – Mampong – Kumasi, Effiduase - Koforidua, Wamale - Tamale and Wa. Due to the lack of funding from the National Budget, these projects which started very well and were at various stages of completion as at the year 2009 got stalled.

However, through some funding initiatives, the programme has been able to deliver approximately 3,300 housing units as at 31<sup>st</sup> December, 2019 but this is woefully inadequate looking at the current housing challenges that we face as a country. Figures 7, 8, 9 and 10 show some of the completed affordable housing initiatives.

**Figure 7: Asokore-Mampong Affordable Housing Project**



**Figure 8: Borteyman Affordable Housing Project**





**Figure 9: Kpone Affordable Housing Project**



**Figure 10: Completed Townhouse under the Redevelopment Programme**



## **2.6 Evaluation and Participatory M&E**

For the 2019 financial year, the Ministry had programmed to embark on an impact assessment of the Keta Sae Defence Project in the Keta Municipal Assembly in the Volta Region. Accordingly, a number of preparatory meetings were organised and a familiarization visit was also undertaken to the Municipal Assembly by the Team that were tasked to conduct the evaluation of the Project. However, due to financial constraints, the evaluation could not be undertaken. Similarly, no participatory M&E was conducted for the period under review.

## CHAPTER THREE: THE WAY FORWARD

### 3.1 Key Issues to be Addressed

It should be emphasized that the Ministry has seen a great deal of change over the Period and key to this change is the realignment of the Ministry's mandate to focus on the works and housing sub-sectors of the economy. With this realignment came the need to reprioritize the policies, plans and programmes of the Ministry to be in tandem with the works and housing sub-sectors.

Accordingly, the Ministry has made some significant gains in the 2019 financial year in the implementation of its Sector Medium Term Development Plan (SMTDP). Specific areas that have seen significant progress comprises coastal settlement protection as well as drainage management amidst the limited funds to implement these planned programmes and projects. Similarly, the Ministry has made some significant gains in the area of policy formulation with specific emphasis on the building regulation and the housing implementation strategy.

However, it is worth mentioning that in line with the National Housing Policy of Ghana, the strategic direction for housing delivery is to leverage private sector resources and expertise for the provision of affordable housing and its related social infrastructure in an integrated manner. To date, the issuance required financial arrangements such as guarantees by the Government of Ghana (GoG) as a prerequisite for the investors funding for housing construction continues to remain a major setback that is limiting the efforts of the Ministry to construct affordable dwelling homes.

The Ministry reiterates its position in indicating that in the absence of a conscious and bold effort from Government towards addressing the housing challenges amidst the devastating floods and coastal erosion that continues to pose significant threat to lives and properties, very little can be achieved. The capital outlays to implement these projects are huge and for that much, National Budget is woefully inadequate to address the development challenges of the Sector.

Another non – negotiable dimension to affordable housing roll – out is the creation of a credible mortgage regime leveraging on the Pension Fund. To this end, the

Ministry of Finance is considering the following financial options teased out of the army of developers the Ministry of Works and Housing has catalogued:

- i. A financial instrument of a guarantee which the Ministry of Finance opines will increase our debt stock.
- ii. Offtake agreement in which there is no guarantee from the Government of Ghana but a contract binding the Government over to purchase the housing units on terms after the completion of same by the developer.
- iii. The arrangement in which the developer builds the housing units and sells them to the general public to recoup his investment.

Going forward, the Ministry of Works and Housing is focusing its attention on strategies and interventions to resolve the challenges of the housing sub-sector of the economy with specific emphasis on reducing the national housing deficit through the provision of adequate, safe, secure, quality and affordable housing schemes in collaboration with the private sector. It is however instructive to note that there is a lot more to be done to increase the housing stock and bridge the national housing deficit. In this regard, the government is keen to deliver one (1) million housing units towards addressing the acute housing shortage for the medium to long term, across the sixteen regions of Ghana with the breakdown as follows:

❖ Greater Accra Region	-	400,000
❖ Ashanti Region	-	250,000
❖ Western Region	-	50,000
❖ Western North Region	-	50,000
❖ Eastern Region	-	50,000
❖ Central Region	-	20,000
❖ Northern Region	-	30,000
❖ North East Region	-	30,000
❖ Savanna Region	-	30,000
❖ Upper East Region	-	20,000
❖ Upper West Region	-	20,000
❖ Volta Region	-	10,000
❖ Oti Region	-	10,000

❖ Bono Region	-	10,000
❖ Bono East Region	-	10,000
❖ Ahafo Region	-	10,000

The Ministry is currently in discussion with the Ministry of Finance to create the necessary funding regime to ensure that the proposed targets for each region is met within the stipulated time given.

Overall, projects in the works and housing sub-sectors are capital - intensive and cover important physical and social infrastructure facilities for the development of the economy. As a developing economy and an emerging market that is seeking to industrialize and expand its agenda for growth, increased access to safe, secure, adequate and affordable housing underpinned by resilient settlements has become critical to the development of the country. It is therefore the Ministry's priority programme to ensure a robust and sustainable works and housing infrastructure for national development.

### **3.2 Recommendations**

1. In the wake of the governments' industrialization agenda coupled with its medium term agenda for jobs by creating prosperity and equal opportunity for all, it is highly critical for government to prioritize the housing sector as a catalyst for the achievement of this agenda.
2. There is the need to expand the investor potentials to capitalize on private sector investments towards addressing the developmental challenges for the works and housing sub-sectors of the economy. In line with this, there is the need to integrate guarantees
3. The Ministry needs to consider institutionalising a housing indicator programme that will seek to collect basic housing data and integrate them from sub-national levels to the national level towards tracking the progress in the achievement of planned housing initiative. This could be assimilated in a model to estimate, more realistically, housing data between census years.

### 3.3 Conclusion

The Ministry of Works and Housing (MWH), is responsible for the implementation of the programmes and projects under the works and housing sub-sectors and therefore, needs to demonstrate through evidence-based information, that the interventions being carried out by the Ministry are having the desired impacts in terms of positively transforming the lives of all targeted beneficiaries. In the context of good public sector governance, the application of Monitoring and Evaluation (M&E) tools to generate reliable and accurate information to help government make sound policies and decisions is becoming increasingly relevant. This report therefore plays a pivotal role in realizing the desired goals.

Indeed, the establishment of an effective and efficient M&E system with an effective reporting system is fundamental to increasing value for money for development. Nonetheless, there is the need to consider the recommendations outlined in this report to facilitate the Ministry's ability to achieve its set targets and facilitate the realisation of Ghana's vision of achieving the Sustainable Development Goals (SDGs) by 2030.



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