



**Linking Housing, Land and Property (HLP) with Food Security  
Presented by HLP SWG Co-Lead.**

# What is HLP

## HLP - Housing, land and Property

- HLP includes all types of property, not just private
- HLP refers to owners, tenants, cooperative dwellers, customary land tenure owners and users, informal sector dwellers and squatters without secure tenure
- HLP rights include a range of statutory and customary rights relating to the right to use, control, transfer and enjoyment of HLP assets

# WHAT ARE HLP RIGHTS?

HLP rights are the collective bundle of human rights laws, standards and principles that have a direct bearing upon the residential conditions in which people live and the rights they possess as dwellers.

## What are HOUSING RIGHTS ?

Housing was recognised as a prerequisite for an adequate standard of living in the Universal Declaration of Human Rights (UDHR) and has become a universally accepted Human Right.

# What are Land Rights?

The allocation of rights in land; the delimitation of boundaries of parcels for which the rights are allocated; the transfer from one party to another through sale, lease, loan, gift or inheritance; the registration of land rights; and the adjudication of doubts and disputes.

# What are Property Rights?

Property: any external thing over which the rights of possession, use and enjoyment are exercised. There are two kinds of property:

- Immoveable
- moveable.

# Why is it important to address HLP?

- HLP rights entitle displaced people to a safe home, free from eviction.
- HLP rights are an essential stepping stone for displaced people to rebuild their lives.
- HLP assets can provide food and shelter.
- Adequate information on security of title curbs HLP disputes thereby contributing to peace building processes.
- Protecting women and supporting their recovery.
- Achievement of durable solutions.

# HLP – Sub Working Group

- HLP SWG, brings together a range of actors chaired by the State Ministry of Land and Survey, Co-chaired by NRC and Co-facilitated by UNHCR.
- **HLP SWG Objectives**
  1. Facilitate the coordination of HLP interventions in Borno, Yobe and Adamawa State
  2. Improve capacity of Government, humanitarian actors and other stakeholders in Borno, Yobe and Adamawa State to address HLP issues
  3. Improve understanding among relevant HLP stakeholders and actors of HLP issues and their relevance to Borno, Yobe and Adamawa State context

# HLP & FOOD SECURITY AND LIVELIHOOD

For the protection of the rights of vulnerable people during displacement and contribute towards reaching durable solutions, It is important that humanitarian and development actors mainstream HLP in their programming.

**This can be achieved by ensuring that the land upon which interventions will be implemented is secured for use and control of the target beneficiaries for a defined period of time otherwise resources and time will be wasted and interventions unsustainable.**

Where security of title for all HLP rights are not guaranteed - encumbrances will ensue capable of creating fundamental issues (such as forced evictions and secondary displacements among others).

# KEY HLP CONCEPTS IN RELATION TO FSL

## Security of Tenure

Means the degree of confidence that land users will not be arbitrarily deprived of the rights they enjoy over land or the benefits that stem from it. In North –East Nigeria land use/rights are govern by a complex mix of civil law i.e. statutory and customary/Sharia laws.

## Statutory Land Tenure System

The Land Use Act, enacted in 1978, was meant to standardise land administration systems across the country. It vested all urban land within a state in the state governor, and all non-urban land in the local governments in which they are found.



**Customary land tenure** is the rights to land that is derived from community-based norms under Customary law. It refers to the systems that most rural communities operate to express and order ownership, possession, and access, and to regulate use and transfer.

**Encroachment:** the illegal occupation/use of a portion of land owned by someone else.

**Secondary occupation:** the residence in a home/land after the legitimate owners/users have fled.

**Squatters:** illegal occupants, someone who occupies vacant land without a legal right to do so.

# ROLE OF HLP IN FOOD SECURITY AND LIVELIHOOD PROGRAMING

- Verification of Title deeds to secure possessory and use rights.
- Legal documentation for land access and drafting of legal instruments for IDPs .
- Compliance with existing tenancy/land agreements .
- Manage landowners/access to land database.
- Coordination of operational humanitarian updates on the status of land access/tenancy related to the interventions.
- Advocating for government/community sustainable development for IDPs.
- Promoting women's enjoyment of FSL/HLP rights.
- Spearhead dispute resolution on HLP issues and concerns that occur in the process of FSL interventions.

## Probable HLP/FSL Scenario



# CONCLUSION

- Access to land as well as security of tenure provides sustainable livelihood opportunities, For displaced and returnees population, sustainable FSL interventions represents a critical step for survival necessitating the need for strengthened HLP rights protection and promotion. Thus improved HLP rights advances food security. When HLP rights are defined and secured, farmers are empowered to make better economic decisions, including whether to engage in short/long-term farming.



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