

Land and Housing Trend Analysis: 2017, 2023 and 2025

Strategic objective: effective, environmentally sound and sustainable land management, with equitable access and affordable housing for low- and middle-income groups to reduce poverty and support economic growth.

2030 Target 20,000 affordable homes across Sierra Leone	2025 Status Slow pace, delivery risk remains high	Main Bottleneck No clear enabling policy and weak private-sector delivery environment	Scorecard Flag OFF TRACK
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Trend narrative

2017 Baseline: severe housing pressure Affordable housing was marked by a major deficit, overcrowding and displacement linked to natural disasters. Legislative shifts had started, but delivery capacity was weak. Low base	2023 Baseline: project pipeline emerging Government-led housing scheme negotiations were concluded with a private developer. This suggested a move toward delivery partnerships, but results were still early. Emerging	2025 Position: implementation stalled Joint ventures and memoranda existed, and John Obey 5,000-unit work continued. However, mass housing agreements remain largely stalled, making the 20,000-home target unlikely without reform. Off track
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Delivery trajectory



IGR Scorecard Infographic Output

Assessment based on the information provided: delivery momentum improved from the 2017 crisis baseline, but has not converted into large-scale completed affordable housing. The 2030 target is currently at risk.



Progress against 20,000 affordable homes target



Scorecard Dimension	2017	2023	2025	Trend
Housing supply and affordability	Major deficit	Pipeline forming	Slow delivery	Weak positive, then stalled
Policy and enabling environment	Early legislative shifts	Negotiations with developer	No deliberate policy directive cited	Insufficient
Private sector participation	Limited	Government-led negotiations	JVs/MOAs exist but implementation slow	Needs activation
Risk to 2030 target	High	Moderate to high	Very high	Off track

Scorecard conclusion: Sierra Leone's land and housing agenda shows policy ambition but weak delivery conversion. The gap is the lack of a strong delivery mechanism, bankable private-sector model, land administration readiness and verified construction output.

Priority actions: create a national housing delivery unit, publish verified housing completion data, unlock serviced land banks, structure PPPs with clear risk-sharing and support low-income mortgage or rent-to-own schemes.