



SLSC MEETING
SHELTER, LAND & SITE COORDINATION SECTOR MEETING
SRI LANKA

THU, 23 APRIL 2026

AGENDA

Opening & Objectives

Framing of session and key priorities – stocktaking of unmet needs/gaps

1. District Updates from area coordinators (*Badulla, Nuwara Eliva, Kandv DS*)

Current realities, challenges, and support needs

2. UNOPS Presentation

Ongoing support and areas for alignment

3. HLP Working Group Update

Key outputs: HLP Matrix & Referral Pathway

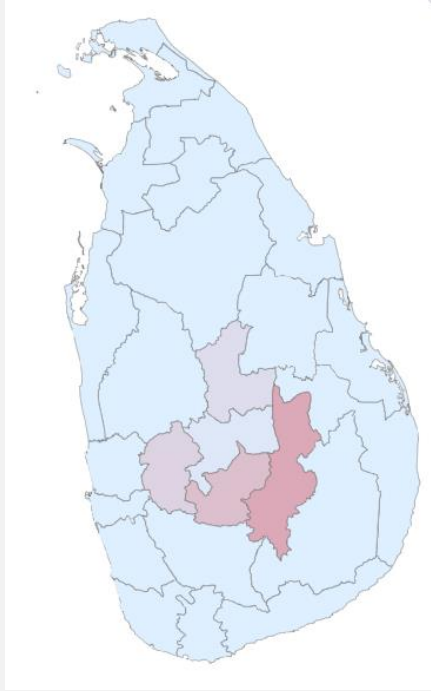
4. Discussion: Rental Support and T-Shelter

Gaps, coordination, and capacity strengthening needs

AOB & Partner Inputs

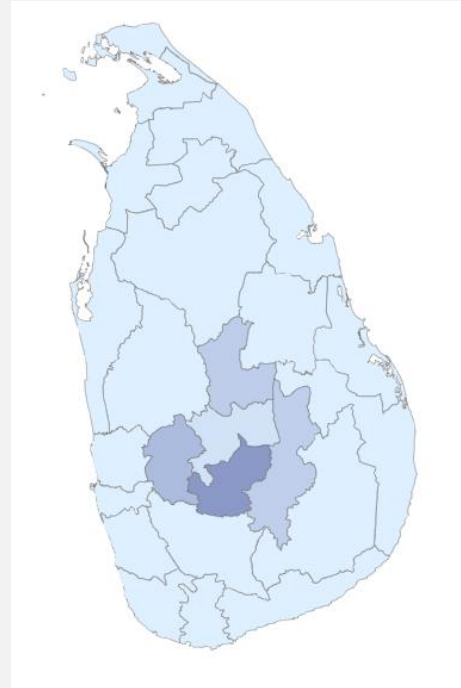
Summary & Next Steps





Total affected IDPs

220,044

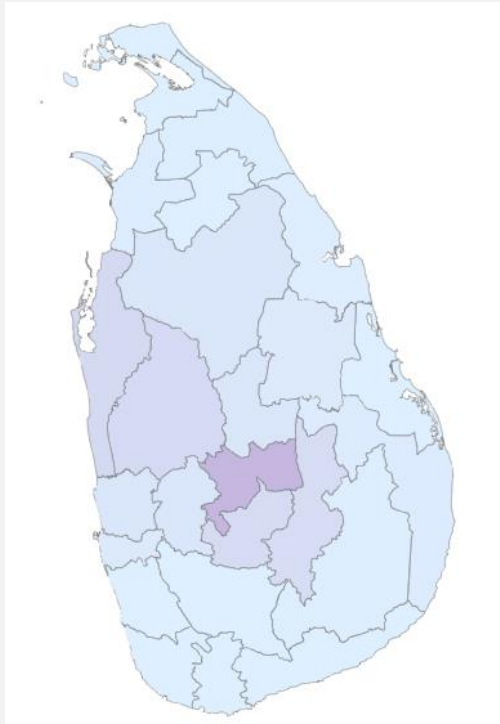


IDPs with the Host Community

149,927

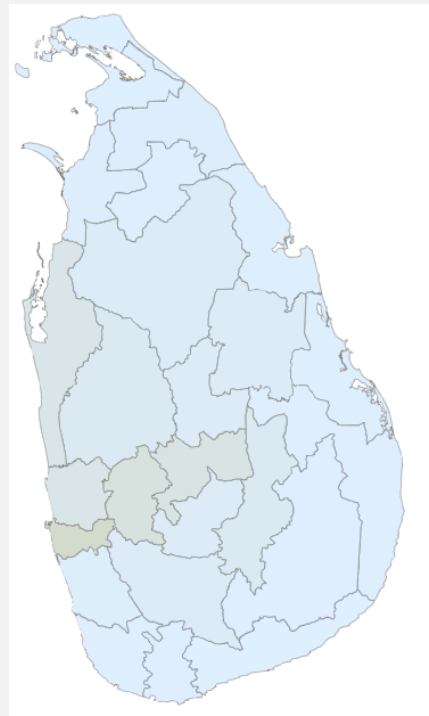
Data Source: DMC

Districts	Affected Persons	IDPs with Host Community
Ampara	0	0
Anuradhapura	0	0
Badulla	90127	21473
Batticaloa	0	0
Colombo	57	0
Galle	0	0
Gampaha	0	0
Hambantota	0	0
Jaffna	0	0
Kalutara	0	0
Kandy	8513	8513
Kegalle	36703	36060
Kilinochchi	0	0
Kurunegala	0	0
Mannar	0	0
Matale	23083	23083
Matara	0	0
Monaragala	0	0
Mullaitivu	0	0
Nuwara Eliya	61459	60691
Polonnaruwa	0	0
Puttalam	0	0
Ratnapura	40	45
Trincomalee	62	62
Vavuniya	0	0



Fully Damaged Houses

5,866

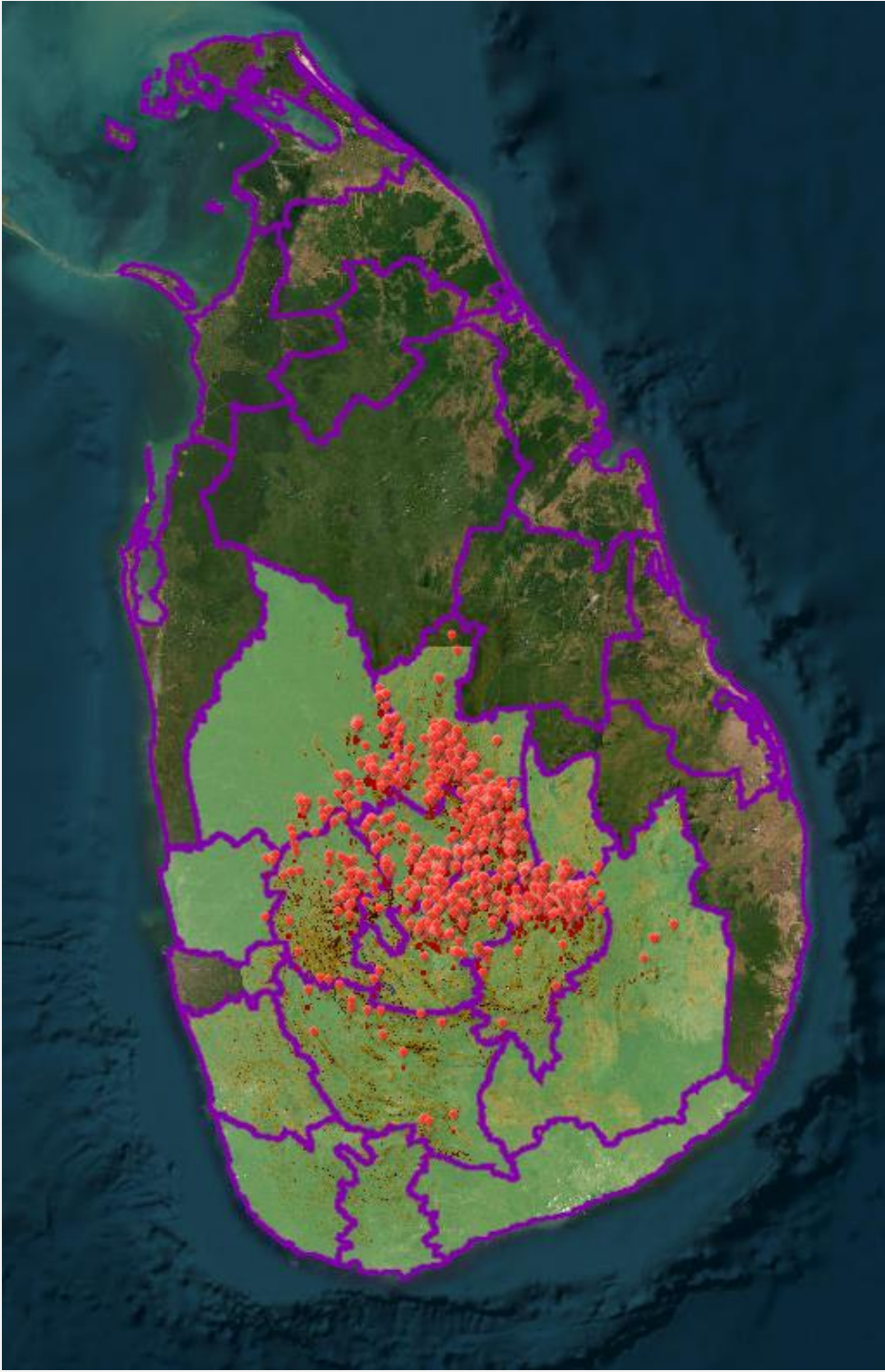


Partially Damaged Houses

109,629

Data Source: DMC

Districts	Fully Damaged Houses	Partially Damaged Houses
Ampara	111	729
Anuradhapura	265	3300
Badulla	549	5511
Batticaloa	11	1054
Colombo	141	21353
Galle	0	716
Gampaha	256	10067
Hambantota	3	299
Jaffna	2	520
Kalutara	1	1562
Kandy	1739	11631
Kegalle	295	13737
Kilinochchi	1	962
Kurunegala	634	5531
Mannar	79	1587
Matale	259	4134
Matara	1	637
Monaragala	40	591
Mullaitivu	41	1691
Nuwara Eliya	587	4171
Polonnaruwa	160	3777
Puttalam	651	9931
Ratnapura	6	4083
Trincomalee	19	1386
Vavuniya	15	669



Districts	Number of Houses at High Risk
Kandy	5,190
Badulla	1,874
Nuwara Eliya	1,865
Kegalle	1,825
Matale	1,590
Kurunagala	850
Ratnapura	82
Gampaha	73
	13,349

13,349

Number of Houses at High Risk

Data Source: NBRI

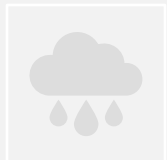
THE PROBLEM STATEMENT / RISK FACTORS



Large-scale housing damage + unsafe returns > future disaster costs locked in



Fragmented recovery > slow pace of repairs and land assessments; unclear communications national/Ds/GN



Climate risks exacerbated (floods, landslides, coastal erosion) > repeated losses without CC adaptation



Land and tenure constraints > exclude the most vulnerable from formal investment

THE APPROACH OF HLP WG

- Focus: identify/anticipate and **resolve land and property bottlenecks**
- Timeline: **8-week operational push**
- Outcome: tools that are **ready to be used by all partners from May**
- Over the past 4 weeks, the **HLP Working Group has moved** from identifying problems to delivering **practical tools** to unblock shelter and recovery.
- The approach has been:
 - **Field-informed** (grounded in district realities) – informed by partner’s work (IOM; Uva Shakti; CSOs ...)
 - **Action-oriented** (producing usable tools, not just analysis)
 - **Aligned with government systems** to ensure uptake

The objective has been to deliver practical tools that can be immediately used by partners and authorities.

[HLP Working Group - Documents | Shelter Cluster](#)

3 SCENARIOS



Urban/peri-urban (Colombo, Gampaha, secondary cities): dense informal settlements, urban regeneration pressures, rental housing, state/private land complexity



Rural/reservation areas (river basins, NBRO red zones, state land): buffer zones, environmental restrictions, agricultural livelihoods, flood-prone village patterns



Tea plantation areas (Nuwara Eliya, Badulla, Kegalle): estate line housing, plantation company land, worker rights vs land ownership, landslide risks

DIFFERENT HOUSING, LAND and PROPERTY ISSUES ARISE



THE WAY OF WORKING: 2 WORKSTREAMS

- **Workstream 1: Framing guidance + develop a Matrix for each scenario**
- **Lead:** [Gowthaman, Aziza, Rasika] / CSO Collective, UN-Habitat, expert land rights.
- **Scope:** Support drafting of immediate, high-priority products for caseloads needing urgent HLP clarity.
Contributions by Other key partners
- **Workstream 2: Documentation & referral pathways**
- **Co-leads:** CRS + IOM (Antony and Angela/ Sushil)
- Contributions by Other key partners
- **Scope:** Develop a **practical guidance note** on required documentation + clear referral pathways.



WORKSTREAM I

- **◆ 2. Workstream I – HLP Caseload Matrix**
- **What is achieved**
 - A structured **HLP matrix** mapping:
 - Key land and property issues
 - Responsible authorities
 - Decision-making gaps
 - **Urban matrix is completed**
 - It will serve as the **template** for:
 - Rural contexts
 - Plantation / estate contexts (*currently being finalized*),

- **3. Workstream 2 – Referral Pathway & Documentation Guidance**

- **What was achieved**

- A **practical field-level tool** to support households facing documentation barriers

- It includes:

- A **document replacement matrix** (e.g. NIC and other essential documents)

- A **clear referral pathway:**

- Starting at **Grama Niladhari level**

- Escalating to **Divisional Secretary**

- **Guiding principles** for consistent case handling

WORKSTREAM 2



HOW CAN THIS HELP YOUR WORK WITH COMMUNITIES?

👉 This tool is about **unlocking access**:

- Enables field teams to **navigate administrative barriers**
- Reduces **delays in assistance**
- Provides a **common approach across agencies**



👉 From May:

- Should be **used directly by field teams**
- Should be **disseminated to local authorities**
- Should help create **more predictable and transparent processes**



“These two tools are designed to work together.”

- The **Matrix** → helps you understand and categorize the problem
- The **Referral Pathway** → helps you act on it

WHAT WE WILL NEED FROM PARTNERS

What we need from partners

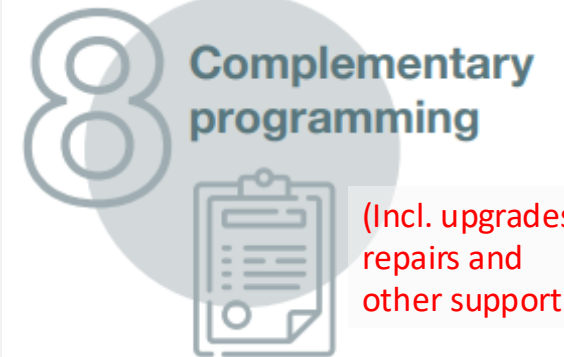
From May onwards:

- **Use the tools**
 - Integrate into your shelter / recovery programming
 - Align your teams
- **Disseminate**
 - Share with **district and divisional authorities**
 - Use them in coordination forums
- **Provide feedback**
 - What works / what doesn't
 - Where bottlenecks remain



What is Rental Assistance

Rental Assistance is not only about the rental payments.



You do not need all components for a rental assistance programme



What progress and gaps in rental assistance in Sri Lanka?

- People often preferred rental support to leave safety centres and/or **stay within communities**.
- Rental has provided **choice, safety, protection** and access to **adequate shelter (or better living conditions)**.
- It is **flexible** and can support people on the move.
- Useful option for **urban** responses, but also useful in peri-urban, and rural.
- **BUT**
- **Housing stock insufficient /too expensive in many areas.**
- **Only one or two months out of 6 are paid and this creates multiple displacements, tensions etc**
- **Downpayment of 3/6+ months not factored in the provision**
- **No tenure support, legal counselling, landlord/tenant agreements in place**
- **No clear exit strategy (what next? For how long? Any livelihood support and decrease rent?)**

Components	Description and some examples (not exhaustive)
1. Information	<ul style="list-style-type: none"> ▪ Supporting people to understand the rental market and normal rental practices ▪ Supporting people to find adequate accommodation to rent ▪ Supporting property owners and service providers to understand shelter adequacy ▪ Informing the host community and target community about the programme
2. Housing Standards	<ul style="list-style-type: none"> ▪ Establish minimum housing standards and undertaking adequacy checks on rental properties ▪ Assessing monitoring the housing market quality (and quantity and cost).
3. Security of Tenure	<ul style="list-style-type: none"> ▪ Supporting tenants and property owners with appropriate rental agreements ▪ Ensuring both parties understand their rights, roles and responsibilities
4. Exit Strategy	<ul style="list-style-type: none"> ▪ What will happen when rental support ends? How will people maintain access to adequate shelter?
5. Technical Advice	<ul style="list-style-type: none"> ▪ Advice/visits to support use, maintenance, utility use/reduction, ventilation ▪ Help with accessing support from government ▪ Referrals to other programmes ▪ Legal advice, mediation and collaborative dispute resolutions
6. Payments	<ul style="list-style-type: none"> ▪ Payments can be total or partial rental payments (to tenant or landlord) & Cover utilities or not ▪ Grants for furniture, Grants to support Deposits ▪ Payments for adaption for people with disabilities or age related adaptations
7. Advocacy	<ul style="list-style-type: none"> ▪ Advocacy to government, donors and other relevant institutions (e.g. on barriers to migrants renting, inclusion in existing social protection programmes related to housing support etc.)
8. Complimentary programming	<ul style="list-style-type: none"> ▪ Often to support inclusion and exit strategy. Livelihoods, psycho-social support, health, WASH, civil documentation, referrals



Step-by-step cycle overview

Guide for Rental Assistance

0 Preparedness (pre-step)



1. Checklists for rental assistance preparedness
2. Preparedness advocacy

4 Evaluate, Report & Learn



1. Report
2. Programme evaluation
3. Case studies

3 Implement & Monitor



- 1. Rental programme implementation process**
 - 1.1 Selecting the target families and property owners
 - 1.2 Rental agreement and payment
 - 1.3 Rental period monitoring
 - 1.4 End of contract

- 2. Programme Monitoring**
- 3. Mitigating risks**
- 4. Exit strategy**

1 Context Analysis



1. General understanding of the context
2. Response option analysis
3. Go/No go for rental assistance programming
4. Vulnerabilities, Needs and Capacities
5. Cash feasibility assessment



5. Rental housing market assessments

- 5.1 Stakeholder mapping
- 5.2 Market practices overview
- 5.3 Rental market selection
- 5.4 Geographical sub-step selection
- 5.5 Accommodation unit definition
- 5.6 Market price and supply information
- 5.7 Market Environment Considerations

6. Security of tenure assessment

7. Risk assessment



2 Design & Plan

1. Defining the objective



- | | |
|-------------------------------|--------------------------------------|
| 1.1 Objective | 1.7 Planning |
| 1.2. Exit Strategy | 1.8 Rental housing minimum Standards |
| 1.3 Designing the programme | 1.9. Security of tenure |
| 1.4. Targeting | 1.10 Risk Analysis |
| 1.5 Selecting property owners | 1.11 Advocacy |
| 1.6 CEA | |

2. Planning for the implementation



- 2.1 Programme management implementation
- 2.2. Information management systems
- 2.3 Skills, competencies & team set-up
- 2.4 Training & capacity building



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