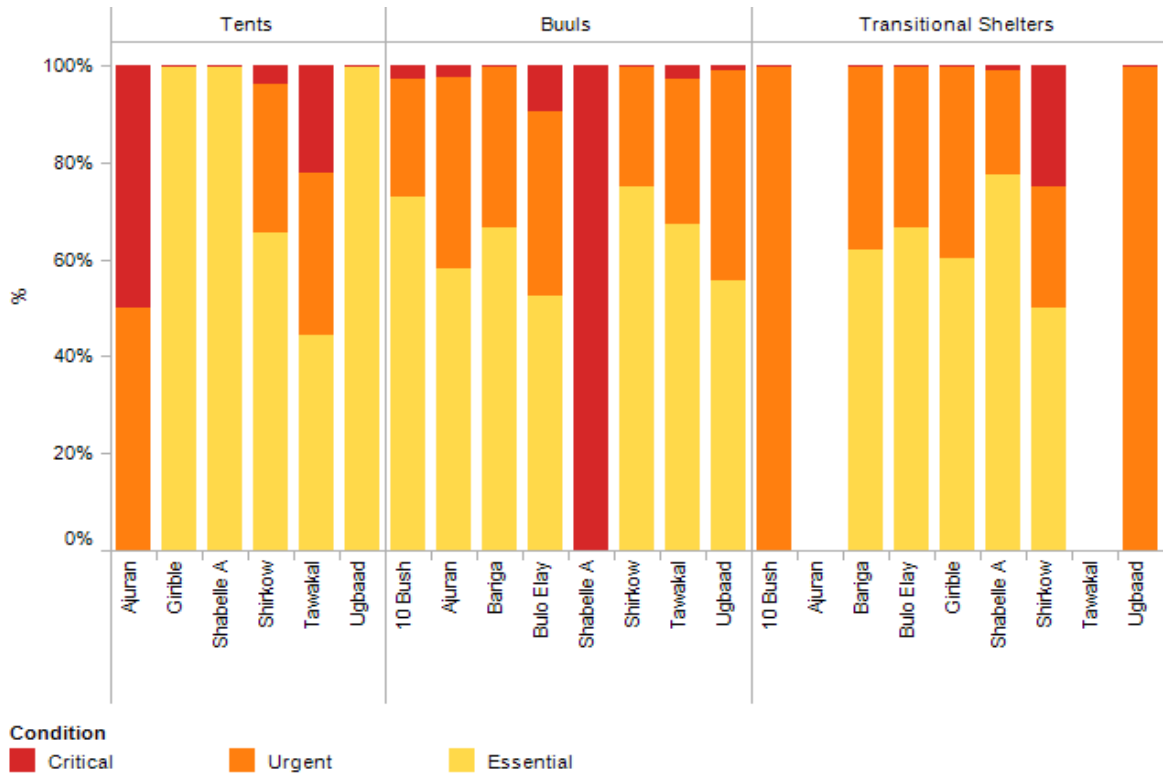




SOMALIA SHELTER SECTOR REVIEW

FACT SHEET # 3: BOSSASSO

NOVEMBER 2012



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REACH Informing more effective humanitarian action

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Type of Shelter per IDP settlement

	Bariga		Shabelle		Shirkow		Tawakal		Ugbaad	
	10 Bush	Ajuran	Bossas..	Bulo Elay	Girible	A				
Tent		2,4%			1,6%	0,9%	82,1%	20,5%		1,1%
Buul	98,6%	97,6%	7,5%	97,0%		0,9%	11,9%	79,5%		95,7%
Transitional Shelter	1,4%		92,5%	3,0%	98,4%	98,2%	6,0%			3,2%

This fact sheet covers the IDP camps located in and around the city of Bossasso in Puntland, in the north of Somalia. Data was collected from households in a sample of IDP camps to give an indication of the shelter, NFI and health situation.

METHODOLOGY

The Shelter Sector Review includes four components of data collection and analysis; i) an analysis of secondary data sources from governments and agencies, ii) primary data collection tools, serving as the backbone of the assessment, iii) remote sensing analysis conducted by UNOSAT in each of the target locations, and, iv) the collated and analysed GIS and mapping component of all the aforementioned collected data.

Drawing on background information from a secondary data review conducted by the assessment team in Geneva, the shelter sector review engaged shelter cluster member agencies in Bossasso to conduct primary data collection.

Two tools were used during the primary data collection phase of the sector review: (1) a household survey questionnaire; and (2) a direct observation form, both of which were completed by trained REACH enumerators, hired by shelter cluster members present in Bossasso.

In consultation with shelter cluster members, target IDP settlements were chosen using purposive sampling in order to collect data from camps with different population make-up, and both short and long term displacement histories. In total nine settlements were chosen: (1) Ajuran B; (2) Girible; (3) Shabelle A; (4) Shirkow; (5) Tawakal; (6) Ugbaad; (7) 10 Bush; (8) Bariga; and (9) Bulo Elay.

Before beginning data collection, the assessment manager conducted a half-day training of the tools, methodology and data collection plan. Discussions about bias and proper respondent interview techniques were also reviewed.

Households were randomly sampled from each of the target IDP settlements using a common randomized household walk methodology. This involved each team of two enumerators (one man, one woman, when possible) being directed to a specific location within the IDP settlement by the assessment manager who would then walk this entire section, skipping every two houses. This ensured that households in different parts of the camp were assessed. The assessment manager oversaw each team for at least an hour each day to ensure that they followed the correct methodology.

The questionnaires were then delivered to a data entry team who entered the data into a central database and cleaned the data for analysis.

In addition to individual analyses, the assessment scored each of the shelter types in each settlement as in Critical (Red), Urgent (Orange) and Essential (Yellow) need of rehabilitation or upgrade, based on the observations of the enumerators on 14 criteria. These criteria include: (1) shelter condition score, (2) age of shelter, (3) number of shelters per household space, (4) shelter size, (5) surface per person, (6) "availability" of separated sleeping spaces, (6) material of the floor, (7) material of the walls, (8) material of the structure, (9) material of the roof, (10) presence of a door, (11) number of layers, (12) holes in the roof coverage. See Annex I for further details.

However, please note that the main criteria for humanitarian intervention remain unchanged, that is vulnerability of the household, type of shelter of the households and related conditions. The scoring grid's intention is to provide an additional analysis layer for strategic and operational prioritization exercises.

All of the reports, web-maps, static maps, fact sheets and more can be accessed through the REACH portal of IMPACT Initiatives:

<http://www.reach-initiative.org/countries/somalia-2/somalia-resource-center>

All static maps, reports, fact sheets and other articles can be accessed through the Shelter Cluster at:

<https://www.sheltercluster.org/Africa/Somalia/Pages/default.aspx>

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This fact sheet provides a synopsis of the key issues and summary of the data that has been collected. It is not intended or able to provide detailed programmatic information in its current form. This is designed to make the fact sheet useful for a broader audience.

Shelter Type	Tents	Buuls	Transitional Shelters
10 Bush	0%	98,6%	1,4%
	0%	3%	0%
	0%	24%	100%
	0%	73%	0%
Ajuran B	2,4%	97,6%	0%
	50%	2%	0%
	50%	40%	0%
	0%	58%	0%
Bariga Bossasso	0%	7,5%	97,5%
	0%	0%	0%
	0%	33%	37%
	0%	67%	63%
Bulo Elay	0%	97%	3%
	0%	11%	0%
	0%	36%	33%
	0%	53%	67%
Girible	1,6%	0%	98,4%
	0%	0%	0%
	0%	0%	40%
	100%	0%	60%
Shabelle A	0,9%	0,9%	98,2%
	0%	100%	0%
	0%	0%	22%
	100%	0%	78%
Shirkow	82,1%	11,9%	6%
	3%	0%	3%
	31%	75%	30%
	66%	25%	67%
Tawakal	20,5%	79,5%	0%
	23%	0%	0%
	33%	67%	0%
	44%	33%	0%
Ugbaad	1,1%	95,7%	3,2%
	0%	0%	0%
	0%	43%	100%
	100%	57%	0%

In addition, the database is available to interested parties, with confidential information removed where necessary. Further analysis can be conducted by REACH if needed.

ASSESSMENT RESULTS

PRELIMINARY DATA ANALYSIS

The following results pertain only to the direct observation portion of the sector review. The household survey results will be presented in a follow-up fact sheet. Based on the primary data collected for the three target settlements, the following overall analysis can be made:

Tents tend to deteriorate over time and according to other external factors. Only two camps, Shirkow and Tawakal, have a significant number of households living in tents.

In Ugbaad, Tawakal, Bulo Elay, Ajuran B, 10 Bush, the majority of households are living in buuls.

The link between the age of the buul (and therefore displacement date) and its conditions is explicit. The older the buul is, the better it is in terms of conditions, materials and protection from weather hazards.

Among those observed, only very few buuls were in such bad conditions that they could not provide any type of shelter to the interviewed household. The majority of buuls are therefore scored as “essential” which still require humanitarian response but offer a short to medium term solution to IDP households. Buuls in urgent or essential conditions do not meet minimum SPHERE standards and will also require intervention. However, these households could be prioritized in a second, longer-term phase of intervention.

Transitional shelters are generally providing adequate shelter arrangement to IDP households and are commonly provided by humanitarian aid actors. Additional support for households living in transitional shelters rated as “urgent” or “essential” should be formulated under a durable and development perspective where land ownership is also taken in to consideration.

KEY FIGURES

Shelter types

Shirkow is the IDP settlement displaying the highest rate of households living in tents, with more than 80% of surveyed families living in this type of shelter. Tawakal has also a significant presence of households living in tents, at one in every five households surveyed (1/5). The other camps such as Ajuran B, Girible, Shabelle and Ugbaad, less than 2% of the shelters observed are tents. In terms of tent condition, tents in Shirkow are generally speaking in better condition than the ones in Tawakal where half of all tents are rated as in critical or urgent need of assistance. In Shirkow, one in two tents was established less than two years ago while in Tawakal fewer tents are as recent.

Generally speaking, tents should have a lifespan of two years. The older the tent is, the more it is exposed to damage and wearing. In contrast to buuls and transitional shelters, tents usually get worst months after months. However, in the targeted IDP settlements of Bossasso, there is not a clear correlation between time and tent condition. Therefore the cluster should stick to the tent lifespan suggested above. Tent capacity to provide adequate shelter is limited, as they are exposed to several external factors. Time is definitely an important but not the sole factor in tent condition.

Issues Related to Shelter

Most of the households living in tents report weather conditions (rain and heat) as the main issue related to shelter. It is interesting to note that the few households living in tents in Shabelle settlement report "privacy" rather than the weather conditions as major concerns.

In terms of priorities for humanitarian response, households living in tents should be targeted first for shelter support, when and where possible. This is due to the observed fact that tents fail to provide adequate space, privacy or protection from weather conditions, theft and aggression.

Buuls are prevalent in 10 Bush (98,6% of shelters observed), Ajuran B (97,6%), Bulo Elay (97,0%), Tawakal (79,5%) and Ugbaad (95,7%) settlements.

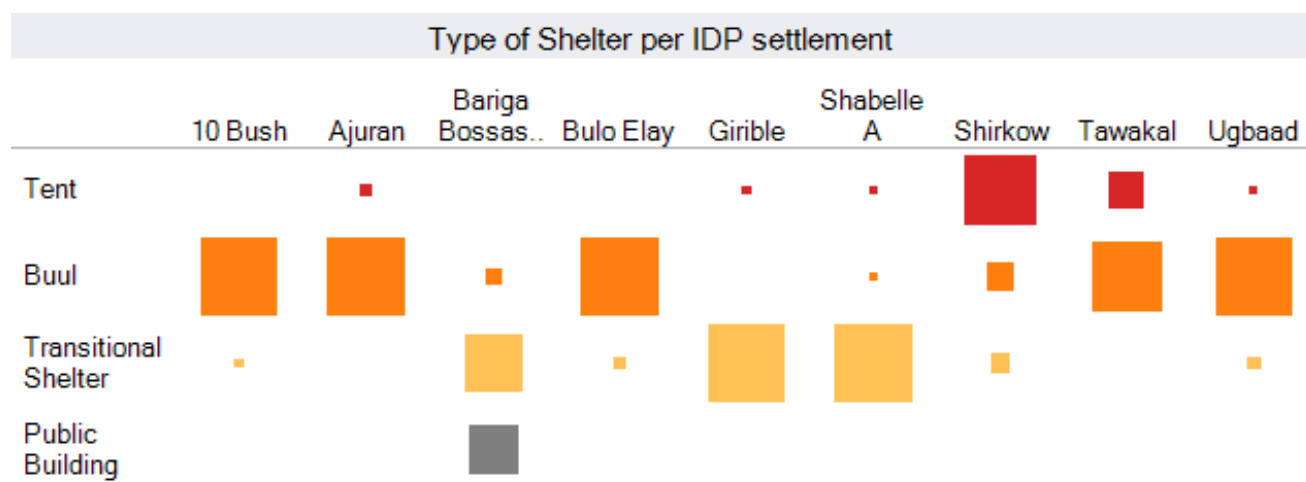
The majority of buuls in the above settlements have their coverage damaged: 61,43% in 10 Bush, 67,90% in Ajuran B, 62,89% in Bulo Elay, 66,67% in Ugbaad and 58,57% in Tawakal, respectively. It is interesting to note that there is no casual link between the buuls' number of layers and the likelihood of observed damage in the coverage/roof of the buul in Bossasso.

In terms of shelter conditions, buuls in Bossasso are in better condition than in other observed settlements. In 10 Bush 73% are scored "essential", 67% in Tawakal, 58% in Ajuran B, 58%, 53% in Bulo Elay and 57% in Ugbaad. Generally speaking, less than 3% are usually scored as in critical condition and therefore requiring an immediate action.

Besides Tawakal, where the age of buuls ranges from less than one year (33%) to more than two years (33%), in the other camps quoted above, the majority of the buuls are older than two years and 3/4 are older than one year. In Bossasso it is possible to clearly outline that buul conditions are linked with its age. **Buuls get better over time because the households manage to gather resources to improve them.** For those buuls that aren't in critical condition, shelter aid actors should consider to "upgrade" them to transitional shelters, provided that land issues are allowing this type of support.

Households living in buuls usually report rain and heat as the main issue related to their shelter arrangement. However, the second major issue reported is "land" related to rental fees and ownership.

It is worth mentioning that in Bossasso there are some buuls scored as critical. These are very recent buuls in Shabelle settlement where the majority of shelters are transitional shelters. These are most likely new IDP households that moved to Shabelle camp in the surroundings of the settlement but it is not clear if this is because of family ties, space or searching for immediate shelter support.



Shelter issues reported by interviewed households

Shelter Type	Settlement	Issues Reported						No issue reported
		Weather (rain/heat)	Space	Land	Privacy	Thieves	Agression	
Tent	Ajuran	100,00%						
	Girible	100,00%						
	Shabelle A				100,00%			
	Shirkow	60,00%	7,27%	18,18%	5,45%	3,64%		5,45%
	Tawakal	66,67%	5,56%	11,11%		5,56%		11,11%
	Ugbaad	100,00%						
Buul	10 Bush	38,57%	7,14%	25,71%		12,86%		15,71%
	Ajuran	44,44%	16,05%	22,22%	2,47%	6,17%	6,17%	2,47%
	Bariga Bossasso	33,33%		66,67%				
	Bulo Elay	38,14%	17,53%	24,74%	2,06%	2,06%	5,15%	10,31%
	Shabelle A			100,00%				
	Shirkow	37,50%	12,50%	37,50%				12,50%
	Tawakal	52,86%	4,29%	30,00%	1,43%			11,43%
	Ugbaad	50,00%	10,00%	27,78%		3,33%		8,89%
Transitional Shelter	10 Bush	100,00%						
	Bariga Bossasso	43,24%	16,22%	8,11%	8,11%		5,41%	18,92%
	Bulo Elay	100,00%						
	Girible	41,27%	9,52%	17,46%	3,17%	9,52%		19,05%
	Shabelle A	62,16%	6,31%	3,60%	10,81%	2,70%	0,90%	13,51%
	Shirkow	25,00%		50,00%		25,00%		
	Ugbaad	33,33%		33,33%				33,33%

In Bariga Bossasso (92,5%), Girible (92,5%), Shabelle A (98,2%), the majority of households are living in transitional shelters. It is interesting to note that in Bariga Bossasso many IDP households consider their transitional shelter as a “public building” rather than their “property”.

In terms of age of the transitional shelters, there is no clear trend in Girible, whilst most of the households in Bariga Bossasso declare that their shelters are older than two years. In Shabelle A, most of the Transitional Shelters are “less than one” (36,94%) and two years (32,43%) old. All Bariga Bossasso results should be validated further because the quality of the collected data

is unfortunately poorer than the the data collected in the other camps.

The households living in transitional shelters report fewer issues related to their shelters. However, rain and heat are again reported as a main concerns, in addition to “land” issues.

In terms of shelter condition, in Bariga Bossasso 62% of transitional shelters are scored “essential” while 28% as “urgent”; in Girible 60% are “essential” and 40% “urgent”; in Shabelle A 78% are “essential” and 22% “urgent”.

Therefore, there are no major concerns in terms of transitional shelters conditions in Bossasso, except for some small repairs or maintenance that the households should be able to take care of themselves.

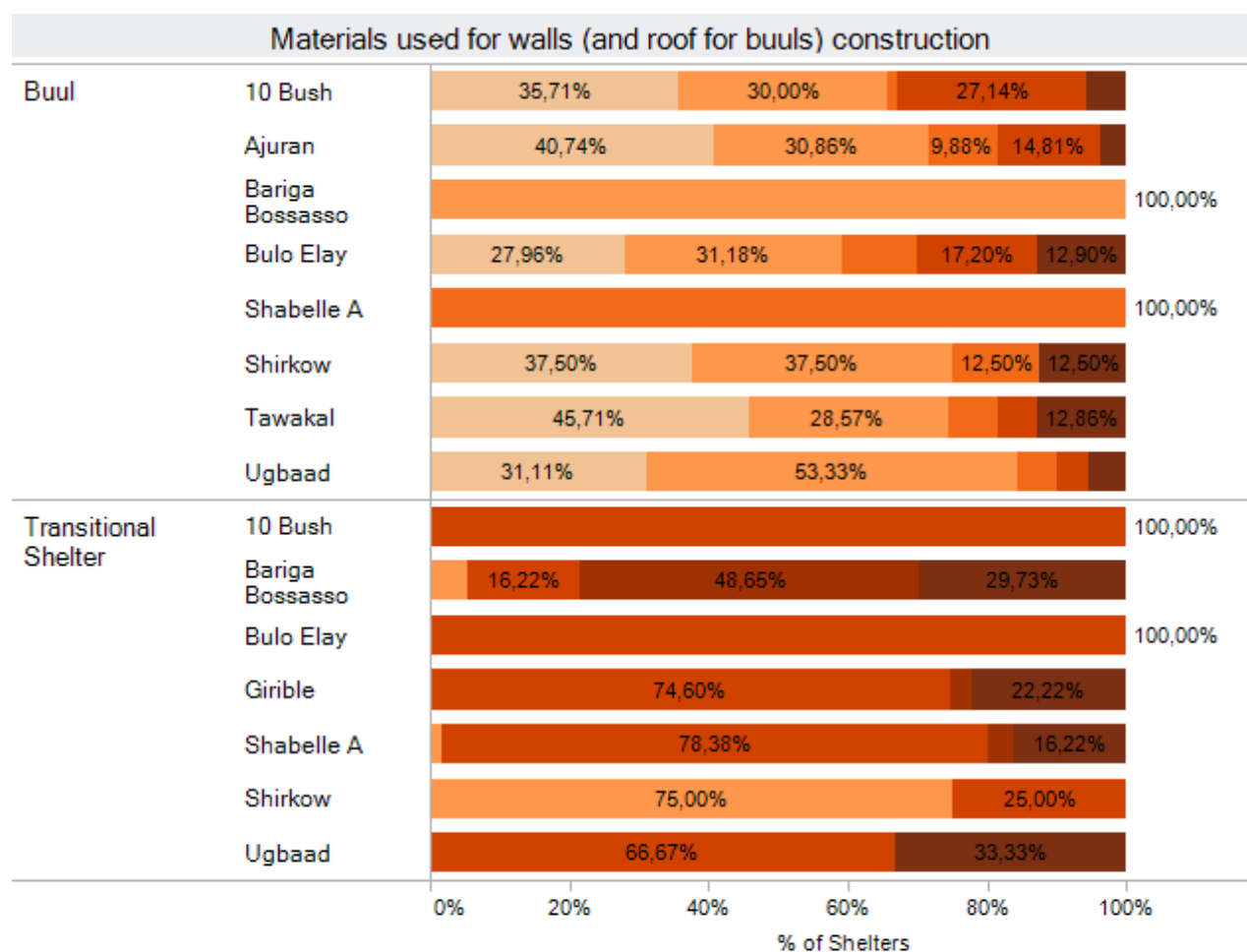
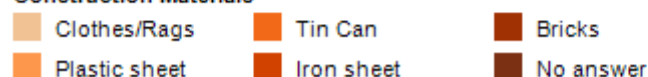
Shelter Materials

In terms of materials used to build and/or improve buuls, the figures show again how the buul’s age and quality are linked. Regarding flooring, very few households have been able to cover it with plastic sheets; those who succeeded in upgrading their shelter are those who have lived in it for more than one year. This trend is even clearer when looking at walls/roof materials. Some of the older buuls in 10 Bush, Ajuran B or Bulo Elay have their walls and roofs protected by Iron Sheets (CGI) with plastic sheets presenting as the most recurrent buul improvement, as opposed to to clothes and rags.

Transitional shelter walls and roofs are mainly constructed from iron sheets in all the settlements besides Bariga Bossasso. Indeed, in Bariga Bossasso, other materials have been used to build transitional shelters, including bricks and cement, and therefore transitional shelters in this settlement usually display higher standards.

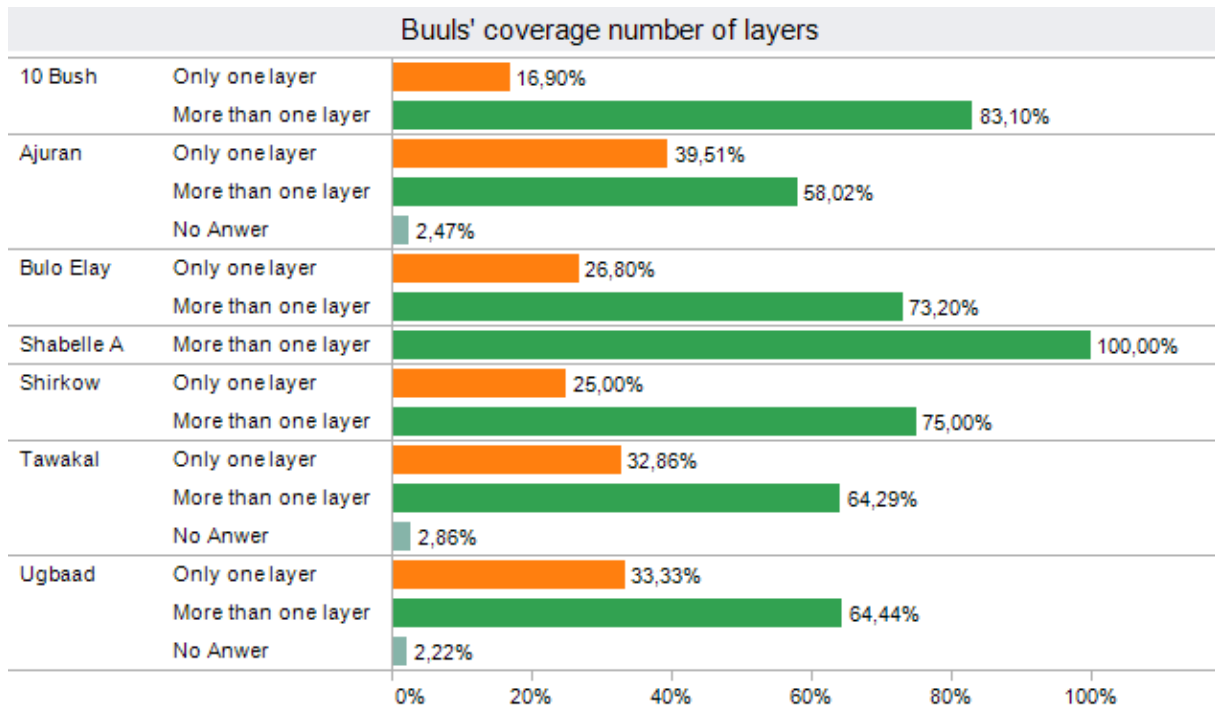
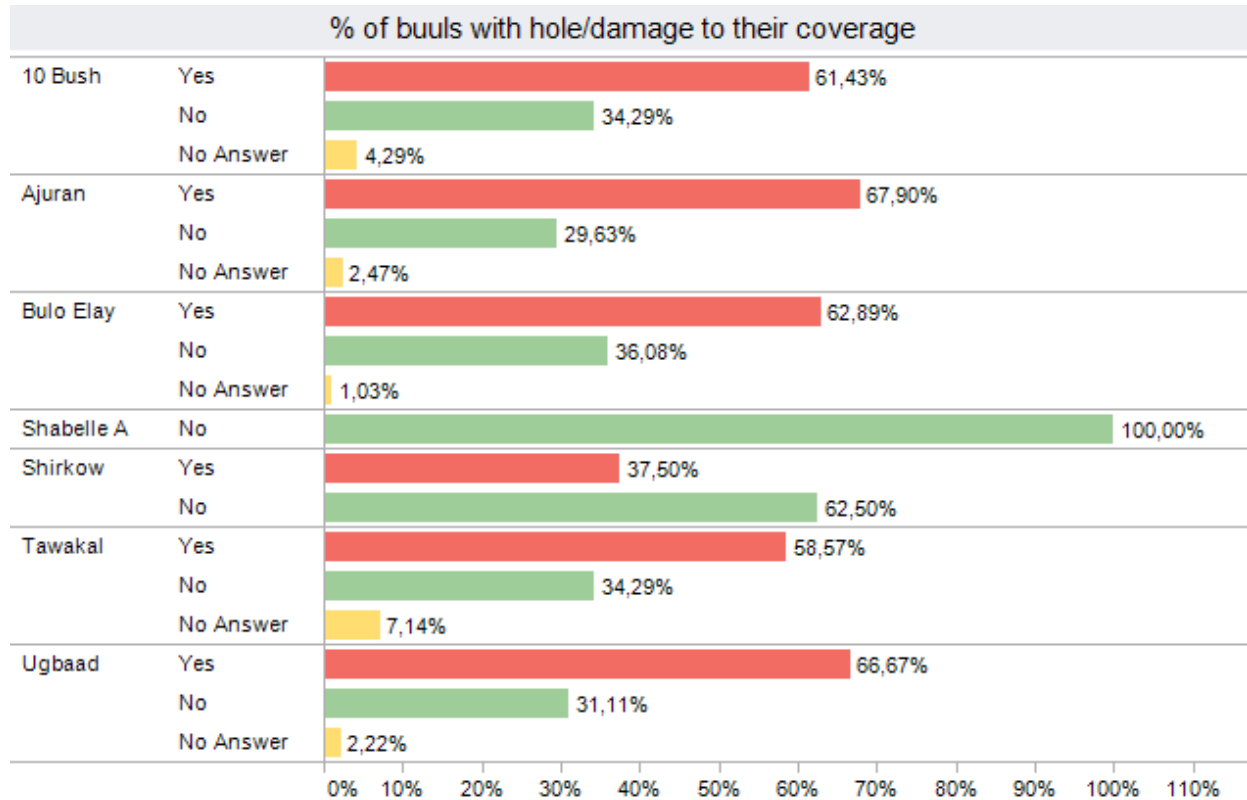
Most of the transitional shelters and buuls are provided with a door. However there is conflicting feedback from OCHA on this issue about Ugbaad settlement shelters where it seems that most of buuls are in fact without any “physical” door made out of wood, tin can or iron sheeting. The presence of physical doors should be further validated in Ugbaadas well as in 10 Bush and Bulo Elay.

Door presence, as well as household capacity to lock it from both the inside/outside are important shelter characteristics which have a direct impact on privacy and protection (i.e. theft and aggression) of the IDP household. The majority of buuls and transitional shelters observed seem to be “lockable” from outside (which represents a fair protection from thieves) but less than half of them are lockable from inside (Making household protection from aggression lower).

**Construction Materials**

Shelters with a physical door

	Yes	No	No Answer	
Buul	10 Bush	85,7%	14,3%	
	Ajuran	85,2%	13,6%	1,2%
	Bariga Bossasso		33,3%	66,7%
	Bulo Elay	76,3%	23,7%	
	Shabelle A	100,0%		
	Shirkow	75,0%	25,0%	
	Tawakal	77,1%	17,1%	5,7%
	Ugbaad	91,1%	8,9%	
Transitional Shelter	10 Bush	100,0%		
	Bariga Bossasso	89,2%		10,8%
	Bulo Elay	100,0%		
	Girible	81,0%		19,0%
	Shabelle A	82,0%		18,0%
	Shirkow	100,0%		
	Ugbaad	100,0%		



House, Land and Property

In 10 Bush, Tawakal and Ugbaad, the majority of households are paying a monthly rent for the land they are occupying. Payment of a rent is common for IDP households across all the settlements. In Ajura, Bariga Bossasso and Shabelle, 1 household out of 3 also responded that they pay a rent to a private landlord.

In Ajura, Bulo Elay, Shirkow, Shabelle A and Girible, the most recurrent answer from the household is that they are occupying a plot of land without paying any rent but do not claim ownership of it.

In Girible (32,3%) and Shirkow (29,17%), one in three households claims actual ownership of the land but does not have any legal/official document to prove this. In fact in many of the surveyed settlements, very few households are able to provide evidence for their claims of land ownership, mainly in Bariga Bossasso (27,54%) and Shabelle A (15,79%) camps.

Land and property issues unlock durable and sustainable issues for IDP's living conditions. This is particularly true for those actors that are willing to a) reorganize settlements according to new site layouts b) relocate IDP households to new camps/settlements c) intervene on transitional shelter under a development approach.

Legitimate landlords who get paid by IDP households need to be taken into account as stakeholders while planning shelter responses. If they have not been involved in preliminary discussions, any solution that affects their income might generate threats and risks both for beneficiaries and aid actors. Further information should be gathered in order to better understand to whom IDPs are paying their rent, and the legitimacy of these rents.

Another sensitive issue is when IDP ownership claims are not supported by official/legal documents. What is unclear at this stage is if these claims are legitimate, and official procedures have been submitted or if these claims are based on no evidence at all. In the first case, the shelter cluster could consider engaging with the authorities in order to follow up and guarantee a "quick" and "smooth" bureaucratic process. On the contrary, if the claims are illegitimate, this issue might affect future shelter responses and expose households and host communities to security and/or eviction risks. Additionally in this case shelter

cluster members should consider activating consultations and drafting an action plan to address the problem.

Finally, attention should be paid as well to the households who are occupying plots of land without paying any rent. It is necessary to understand better who the legitimate landowner is, if there are potential evictions threats in the future and/or opportunities to move forward to secure land ownerships.

Settlement	Sample Size	Estimated Population
Ajuran B	74	310
Girible	63	180
Shabelle A	83	608
Shirkow	70	250
Tawakal	83	627
Ugbaad	69	238
10 Bush	76	366
Bariga	69	238
Bulo Elay	86	816

Perceived current land ownership status

	10 Bush	Ajuran	Bariga Bossasso	Bulo Elay	Girible	Shabelle A	Shirkow	Tawakal	Ugbaad
I am paying a rent	65,28%	36,14%	27,54%	31,07%	9,23%	26,32%	20,83%	74,16%	72,04%
It is not mine but I can stay for free	29,17%	60,24%	23,19%	58,25%	44,62%	40,35%	45,83%	19,10%	23,66%
It is mine but I don't have any property documents			14,49%	1,94%	32,31%	16,67%	29,17%		1,08%
It is mine and I have property documents	1,39%		27,54%	3,88%	12,31%	15,79%	1,39%		
No answer	4,17%	3,61%	7,25%	4,85%	1,54%	0,88%	2,78%	6,74%	3,23%

Age of shelters

31_shelter_t..	IDP Camp	Less than 6 months	Less than one year	Less than two years	More than two years	Not Available
Tent	Ajuran				100,00%	
	Girible				100,00%	
	Shabelle A		100,00%			
	Shirkow		10,91%	25,45%	49,09%	14,55%
	Tawakal	5,88%	5,88%	11,76%	64,71%	11,76%
Bul	10 Bush	1,43%	4,29%	28,57%	41,43%	24,29%
	Ajuran	4,94%	2,47%	29,63%	56,79%	6,17%
	Bariga Boss..			100,00%		
	Bulo Elay	3,09%	1,03%	47,42%	41,24%	7,22%
	Shabelle A	100,00%				
	Shirkow		12,50%	50,00%	12,50%	25,00%
	Tawakal		33,33%	15,94%	33,33%	17,39%
	Ugbaad	5,06%	7,59%	27,85%	50,63%	8,86%
Transitional Shelter	10 Bush				100,00%	
	Bariga Boss..		5,41%		78,38%	16,22%
	Bulo Elay	66,67%			33,33%	
	Girible	1,59%	36,51%	20,63%	14,29%	26,98%
	Shabelle A		36,94%	32,43%	10,81%	19,82%
	Shirkow		33,33%	66,67%		
	Ugbaad			66,67%	33,33%	

CONCLUSIONS AND RECOMMENDATIONS

1. Interventions focusing on households living in tents, or in buuls scored as in “critical” need of shelter assistance should be prioritized.
2. Households living in buuls should be assisted, when relevant and possible, by providing them with transitional shelter.
3. Interventions on existing transitional shelters should not be considered as part of emergency/rehabilitation interventions but conducted under longer-- term development perspectives.
4. The link between the age of shelter (and therefore displacement date) and its conditions is explicit.
5. The older the tent is, the more it has been exposed to various factors that could have had a negative impact on its conditions.
6. Households should not live in a tent for more than one year in Bossasso. The maximum lifespan of a tent is two years.
7. The older the buul is, the better it is in terms of conditions, materials and protection from weather hazards.
8. There are issues related to shelter density in Bossasso, especially related to privacy and protection.
9. The main (negative) issue reported by IDP households is related to weather conditions.
10. Lockable doors, from inside and outside, should be recommended as part of minimum shelter specifications. This would strengthen IDP safety from theft and aggressions.
11. Land, house and property issues should be further assessed in Bossasso. More specifically, further information should be collected concerning 1) legitimate landlords to whom IDPs are paying rent 2) which households claim having property rights without official documents to prove it, and 3) actual land status of the households that claim to occupy a plot without paying rent. Better information should unlock durable shelter solutions.

Agencies and Organizations participating in the Shelter Cluster sector review in Bossasso:

United Nations High Commissioner for Refugees (UNHCR), Norwegian Refugee Council (NRC), Gruppo per le Relazioni Transculturali (GRT), Danish Refugee Council (DRC), SPD, HADO, Save the Children, ACTED, IMPACT Initiatives.

BACKGROUND

REACH partners with the shelter cluster as part of a global agreement to facilitate the deployment of assessment teams following humanitarian emergencies with the objective of contributing to a more informed, relevant, and timely response by actors involved in the shelter sector. REACH tools include reports and fact sheets such as this one, as well as mapping data and the use of remote sensing to track developments in an emergency.

This fact sheet is integrated into the REACH/Global Shelter Cluster country-wide shelter sector review on Internally Displaced Persons (IDPs) camps in Somalia. Within this framework, REACH will produce various fact sheets like this one as part of the objective to understand the complex shelter situation in the entire country with specific attention paid to diverse targeted urban or peri-urban areas. It further seeks to complement the IDP settlement mapping process in Somalia by identifying key information gaps within the shelter sector. The information consolidated in this report can inform humanitarian actors and stakeholders of priority areas and actions to be taken into consideration for humanitarian operational purposes.

ANNEX I

