

# RAPID SHELTER SECTOR ASSESSMENT

## FACT SHEET#1- UN HOUSE SITE, JUBA

SOUTH SUDAN, JANUARY 2014



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### Context

Since the beginning of the military crisis, a total of 701,968 civilians have been displaced by armed violence and insecurity. Across the country, 78,955 Internally Displaced Persons (IDP) have sought shelter and protection at the bases of the United Nations Mission in the Republic of South Sudan (UNMISS), as well as at several displacement sites, mainly in Unity, Lakes and Upper Nile states. At the time of the assessment, 17,459 IDPs were staying at the UNMISS Tongping compound, situated near Juba airport. This compound cannot host additional IDPs and new arrivals are directed to the UN House, also called Juba 3 site. Around 13,000 IDPs are currently hosted at Juba 3 and the site population continues to increase.

Civilian populations affected by the ongoing fighting have also gathered in UNMISS bases located in the main urban centres of the country, in particular in Bor (10,238 IDPs), Bentiu (around 2,000 IDPs) and Malakal (26,880 IDPs).

The South Sudan Shelter Cluster requested support from REACH for a rapid shelter sector assessment in order to collect information on the places of origin, the types of housing and the level of damage to the homes of IDPs, as well as their intentions in terms of return. The shelter sector assessment also covered issues related to secondary occupation, property and lease rights. REACH deployed an assessment team to South Sudan on the 13<sup>th</sup> of January 2014, including dedicated specialist capacity on Geographic Information Systems and mapping.

## Assessment and Methodology

In close coordination with the South Sudan Shelter Cluster, REACH designed the methodology for the rapid shelter sector assessment for which a phased approach is applied and covers first the displacement sites within UNMISS bases in Juba, and second the other urban centres affected by the conflict, in particular Bor, Bentiu and Malakal. Depending on security and access constraints, the scope of the shelter sector assessment will be expanded to other areas.

A team of 10 enumerators was recruited on site. The REACH assessment team facilitated training for enumerators on the methodology of the assessment, and specifically on the assessment questionnaire and on the use of smart phones for mobile primary data collection.

The assessment was conducted employing a random sampling methodology, based on the overall number of households present at the displacement site. After completion of each household interview, enumerators were asked to randomly choose one direction in the camp and skip two households before interviewing the next family. Based on an estimated number of 7,341 households, a sample of 369 households has been set up as a target, in order to obtain a 95% level of confidence and a 5% margin of error<sup>1</sup> when analyzing the findings.

A total of 392 household interviews have been collected, allowing generalization of findings to the overall population of the site. In order to sample to the entire population of the site, one enumerator was sent to each block of the Protection of Civilians (PoC) area, with one additional enumerator being sent to both block F and G, which constitute the most populated ones. It is important to specify that at the time of the assessment, Extension 2 and PoC 2 areas were not ready and did not host any IDPs, whereas Extension 1 near PoC 1 was mainly empty and under development with ongoing construction of first shelters.

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<sup>1</sup>A 95% level of confidence and a 5% margin of error means in practice that we can be 95% confident that averages or proportions observed in the sample, are true in the population of interest, within a range of 5%.

## Findings

### Demographics

#### *Nationality and ethnic affiliation*

The displaced population staying at the UN House is comprised mainly of **South Sudanese** individuals (98%). The UN House displacement site also hosts a few foreign citizens from **Eritrea** (0.8%), **Ethiopia** (0.5%) and **Sudan** (0.3%). In the days following the assessment, around 600 Somali and Eritrean nationals were asked to relocate from the Tongping site to the UN House site. This relocation process changed the composition of the population at the surveyed site but did not have any major impacts on the results of the shelter sector assessment, as these populations were relocated to the new Extension 2 of the UN House site.

The majority of the displaced population included in the sample are from **Nuer** ethnic origin (92% of the sample). The sample also included a small proportion of **Equatorian** (3.6%), **Shilluk** (1%) and, **Dinka** (0.5%). The remaining part of the sample (2.6%) was comprised of IDPs affiliated with the **Kakuwa, Murle, Munderi,** and **Uruoma** ethnic groups.

#### *Place of origin*

**More than half of the surveyed population** (67%) currently staying at the UN House site was living in **Juba County** prior to the crisis. The other displaced households originate mainly from Rubkona (8%) and Mayendit (2%) counties in Unity State; from Bor South (4.6%) and Akobo (2.8%) counties in Jonglei State; and from Luakpiny-Nasir County (2%) in Upper Nile State.

As shown in the map as Annex 1, the **263 households** who reported living in Juba Town (**67%**) are from neighbourhoods that are geographically located near the UN House site, such as Jebel Market, Khor William or Jebel Checkpoint. Very few surveyed IDPs (**2%**) originate from neighbourhoods located further away from the UN House site, such as in the areas of New Site, Gudele, Hai Amarat.

## Displacement

### Causes of displacement

The majority of the assessed households (89%) reported that the UN House site was their first place of displacement. The other IDP households were first displaced elsewhere in the Juba urban centre (5%), to another UNMISS base (1.5%), to Saint Theresa Kator Church (1%), and to other places around Juba (4%).

Chart 1 summarizes the main reasons why assessed household fled their original settlement. 59% of the respondents stated that they fled their home because they were directly targeted by violence.

Over half of displaced households (69%) reported that the primary reason they came to UN House was to seek physical protection. A proportion of displaced households (17%) stated they came to the UN House site in order to seek physical protection and receive assistance, such as food, health, shelter. A small proportion of assessed households (8%) reported that they came to the UN House site only to receive assistance.

Two thirds of the assessed IDPs (70%) reported feeling safe at the UN House site. Among the displaced households who reported not feeling safe at the UN House site, the majority (48%) explained that this was caused mainly by the level of violence within the site itself, and the remaining proportion (15%) explained that this was due to the violence outside the site.

### Intentions of Internally Displaced Persons

When asked about their intention in the next month, most of the assessed households stated their desire to be relocated out of Juba, as seen in Chart 2, even if 20% still intend to stay on the site for the next month. Among the 78.6% of households that want to relocate outside Juba Town, 71% of them want to leave the country (a total of 218 individuals) for neighbouring countries, mainly to go to Ethiopia. Among the households that want to relocate outside Juba, 30% of them want to return to their state of origin, mainly Jonglei, Unity and Upper Nile States.

Finally, when asked about the source of information that they trust the most, 79% of respondents indicated trusting the United Nations the most, 8% the NGOs, 7% their community leaders, 6% stated trusting nobody and 0.3% stated trusting governmental bodies. Interestingly, no household indicated trusting the radio or the television.

Chart 1: Main reasons stated as causes of displacement

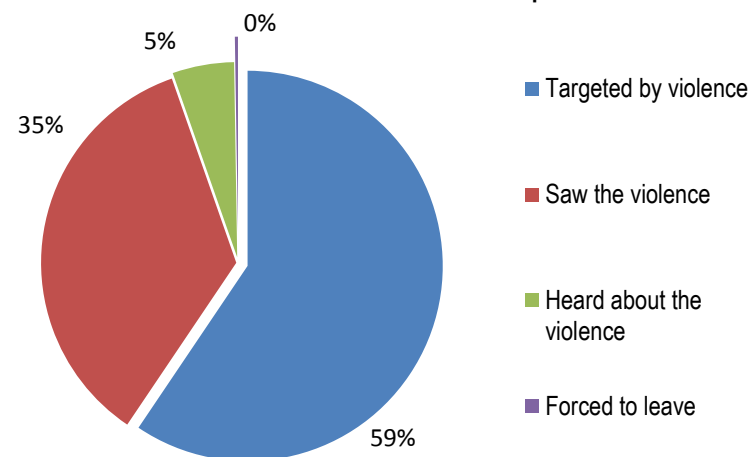
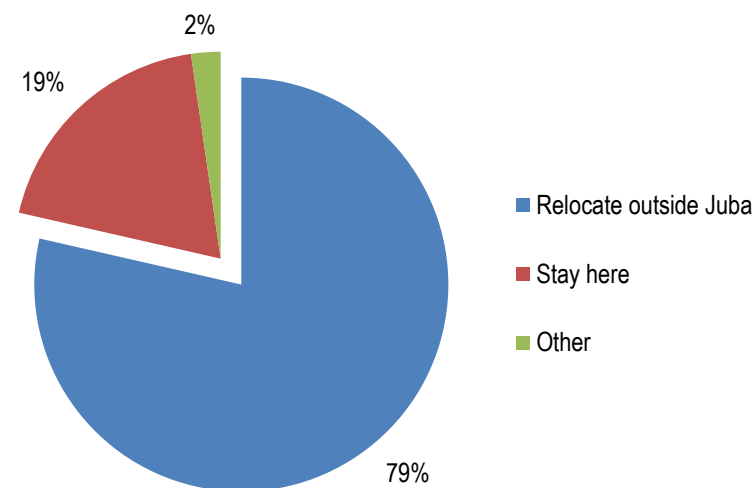


Chart 2: Relocation intentions in the next coming month



## Housing

### Typology of housing

The types of buildings that people had at home prior to the crisis are presented in chart 3. The multiple types of dwelling category refer to households that lived in a compound and therefore would have several of the dwelling types presented in the graph. **Out of the 76% that received news about the status of their home, 53% of them knew about it because they were able to visit their house** (not surprising, as the majority of the population in UN House lives in neighbourhoods close to the site), 21% of them received news from their neighbours, 16% received news because their partner was able to visit the house and 10% because another member of their family visited the house.

### Level of damage to housing

When asked about the amount of damage that their home suffered, out of the 297 individuals that stated having received news about their home, the following trends were observed:

**49% of houses had their roof intact, while 29% had it destroyed and 22% damaged.**

**49% of houses had their walls intact, while 27% had them destroyed and 24% damaged.**

The figures dramatically increase when considering doors and windows: **55% of houses assessed by respondents had their doors or windows destroyed and 35% of them had it damaged.** 91% of the households assessed that received news about their home also stated that their home had been looted. The high amount of damage to doors and windows is therefore a good reflection of the high number of houses that were reported looted in the survey.

### Housing, Land and Property (HLP) rights

The rapid shelter sector assessment covered issues related to Housing, Land and Property (HLP) rights. It is anticipated that HLP issues will create serious challenges to the return of IDPs to their usual place of residence, and consequently these will also have a critical impact on the shelter sector response.

**The vast majority of displaced households (87%) reported owning their houses, but less than half of the assessed population (45%) reported having official documentation proving ownership of their housing.**

Chart 3: Shelter at place of origin - by types of dwelling

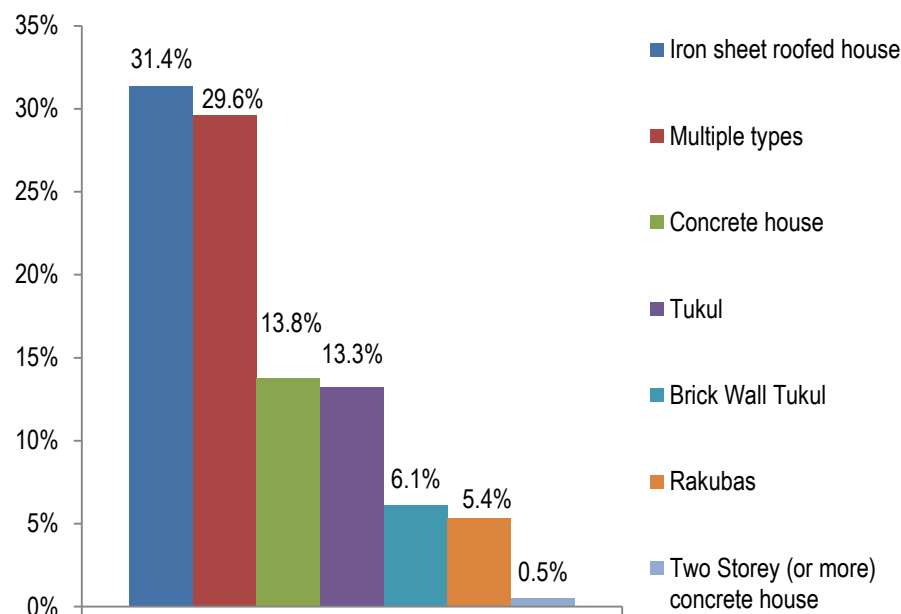
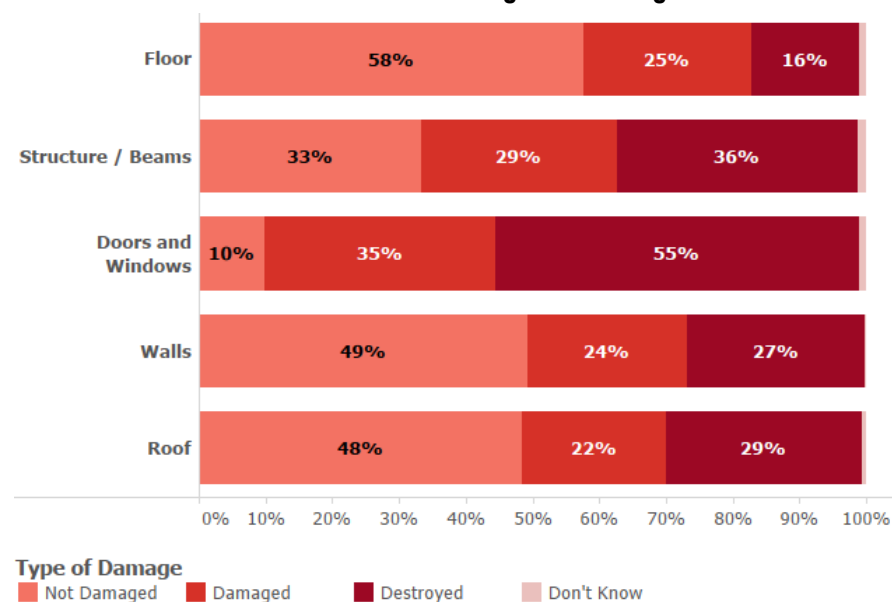


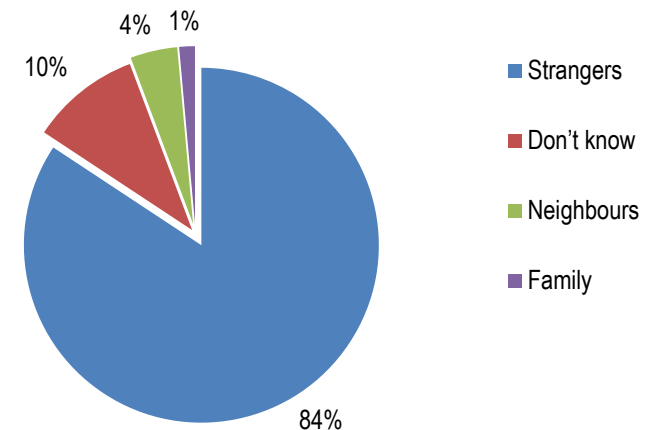
Chart 4: Level of damage on housing



Over half of the displaced households owning a housing without formal title (55%) reported that they did not have official documentation with them because they had either lost the documents (45%); because the documents had been damaged (23%); or because official titles had never been issued (27%). Out of the 13% of households that indicated **renting their house**, 55% had no lease agreement. In 51% of these case, no documentation was initially issued.

Documents were also lost (22% of cases), damaged (11%) or kept by the owner instead of the renter (15% of cases). Twenty households reported occupying a building for free with the agreement of the owner and 4 reported occupying land without the agreement of the owner. **Finally, cases of secondary occupations are also high, with 18% (70 households) of assessed households stating that their home is currently occupied.** Chart 5 shows the occupants that are currently living on the land of 70 households from the sample. Indeed, 15% of the homes of households from the sample (and 84% of the houses occupied) are currently occupied by strangers.

**Chart 5: Percentage of houses (n=70) occupied - by occupant**



## Conclusions & Recommendations

### ■ Displacement

The vast majority of IDP households (79%) indicated that they are planning to relocate outside of Juba Town mostly to neighboring countries. This indicates a strong and widespread opinion among the displaced population about the level of insecurity and the lack of hope about the resolution in a near future of the current situation. In order to mitigate the security and other risks associated with spontaneous relocation or resettlement, there is a need to rapidly communicate with displaced populations about these risks, as well as to ensure that appropriate and timely support is provided to IDPs who decide to relocate elsewhere in the country. The resettlement of IDP households to another country falls within the remits of UNHCR's responsibility and it is framed by international conventions and dedicated procedures, which should be strictly applied.

### ■ Housing Damage

Half of the surveyed IDP households reported that the roof of their house was partly damaged or destroyed. Iron sheets are the most common material used for roofing. One third of the surveyed IDP households reported that the roof of their homes was fully made of iron sheets, and another third reported that they used iron sheets combined with other

materials to build the roofs of their homes. Thus it is possible to anticipate a large demand for iron sheets from displaced households who will return to their place of origin and will need this type of material to repair/rebuild their houses. Additionally, iron sheet roofing could constitute an adequate alternative to replace damaged or destroyed rabukas or tukuls (especially as for the latter, grass for the roof will be harder to find as the dry season continues and the more general impact of the environment should be considered). Shelter interventions to support repairs and reconstruction through the provision of material, and in particular iron sheets should take into account availability of these materials on local markets as well as market dynamics in order to avoid disrupting the local economy.

### ■ Housing Land & Property

While a large proportion of households reported owning their home (87%), 55% of households report having no official tenure documentation. Furthermore, reports of secondary occupations were high, with 18% of households reporting that their houses were occupied by others. The shelter sector interventions need to be closely coordinated with the HLP response within the protection sector, notably to ensure that people benefiting from shelter assistance are the actual owners or renters of the houses targeted for reconstruction support. A technical working group on HLP should be set up and facilitated by the HLP focal point within the protection cluster. Shelter and other relevant cluster should designate a focal point to participate in the HLP WG which main task will be the

development of a strategy on HLP in consultation with local authorities. As underlined in the IASC framework on durable solutions for IDPs and refugees, access to HLP rights is a precondition for dignified and sustainable return, local integration/relocation, or resettlement (NB: for refugees). The shelter cluster should actively contribute to the development of an overarching protection strategy led by the humanitarian coordinator and which will include measures to address HLP issues which have an impact on the shelter sector response.

## Annexes:

1. Shelter Assessment Questionnaire
2. Map: IDPs place of origin – by neighbourhoods of Juba

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