

# Shelter reconstruction assessment

# REACH – Shelter reconstruction assessment

## Research question:

What are the factors influencing (positively and negatively) the households' ability and willingness to reconstruct their damaged accommodation?  
How can humanitarian assistance effectively address these factors?

## Locations:

Abu Selim, Tawergha,  
Derna and Benghazi

## Data collection progress:

4 mapping FGDs  
180 HH surveys  
96 KIIs  
10 FGDs

## Timeline:

Report expected in  
September 2022



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# Negative factors

## Households who reconstructed

Internal factors (7%: no negative factors)	External factors (5%: no negative factors)
Lack of cash, savings, income (64%)	Price of materials (86%)
Extent of damage (52%)	Price of unskilled labour (85%)
Displacement (30%)	Price of skilled labour (38%)
	Lack of financial services (38%)

## Households who did not reconstruct

Internal (0%: no negative factors)	External (2%: no negative factors)
Extent of damage (90%)	Lack of government/ municipality support (77%)
Lack of cash, savings, income (84%)	Price of materials (75%)
Size of accommodation (39%)	Lack of financial services (51%)

**Main consequences of negative factors:**  
**58% decided to only partially reconstruct**  
**55% decided to lower the standards/quality of reconstruction**

# Labour

**60% of respondents reported to rely mostly on hired labor to make repairs, mainly hired through mahattas**

-> **hired labour**: plastering, window/doors installation, plumbing, electric work and building concrete walls

-> **family/friends**: electric and plumbing work

Hiring labour:

- unskilled labour mainly hired at gathering points; skilled labour hired through social networks, social media or contractors
- most common **way of payment**: through instalments – non-cash payments are accepted by most contractors (but additional cost, up to 25% of the transition).
- main **obstacles** to hiring labour: high cost of labour and lack of cash => around half of respondents reported saving on the quality of materials and only doing partial reconstruction

# Materials

- Materials **most in demand**: cement, sand and steel; aluminium for windows and doors
- **Obstacles**: prices and financial abilities, lack of governmental control over markets, unstable LYD value and lack of liquidity
- Different **types of accommodation**: different challenges
  
- **Quality of repair** depends primarily on the quality of the materials used, as well as on labour experience
  - > Main consequences of poor repair: humidity leaking through the structure and cracks in the wall
  - > To minimise: using high quality materials, hiring skilled labour + insulate the building from outside

## Recommendations:

- control over the construction markets

# Financial services

**79% of respondents reported that financial services are not available**

However, KIs reported that

- Financial services are a **key enabling factor**, providing large amounts of liquidity and supplying additional income
- Relying on loans or advances is the most employed **financial coping strategy**
- Although it is easy to **apply for these loans**, they are not always available (on and off), and can require large commissions to liquidate (up to 40%)

-> more than half of respondent reported that they had to borrow money or sell valuables to secure funds for reconstruction. Selling family visas was also commonly reported

## Recommendations:

- Provision of financial assistance through cash, coupons, credit cards or direct payment of rent was recommended
- Support access to interest-free loans

# Security and displacement

## 92% of respondents reported that they had faced any safety/security concerns during reconstruction

- 56% of respondents reported that their concerns are related to the fact that the **area is abandoned**, while 52% reported concerns about **explosive hazards** (especially in Abu Selim).
- Vicious cycle between **lack of population-robberies-returns**
  - > Returns are mostly hindered by damage to houses and infrastructures, financial barriers, and insecurity
  - > Lack of population fosters insecurity and pushes households to postpone reconstruction
  - > To facilitate return, the main actions needed would be provision of security services and demining
- **Displacement** reduces a HH's chances to reconstruct, due to financial burden (rent) and distance (also mentioned: communal tensions preventing return), especially if displaced out of the baladiya; being displaced also exposes to the risk of the house in the city of origin being robbed, while being displaced for a long time decreases the likeliness of return and reconstruction

# Support networks

**80% of respondents reported that family/friends are the main support network, mainly providing loans, donations and labour, followed by iNGOs (11%)**

- Very important, including for its **psychological impact**
- Important throughout the process, but especially in **early stages**
- Financial/in kind/labour **support**
- If not available, **organisations** shall provide psycho-social support, financial/material support, or support local organisations

**(HHs who did not reconstruct): International organisations were the most reported source of support** (35% of respondents), providing loans, donations, construction materials and vouchers, followed by government institutions (28%) and family/friends networks (28%)

# Legal constraints

**96% of respondents who reconstructed reported that they do not face any legal obstacles**

- Most reported obstacle: **Law number 4/1987**, which differentiates ownership of apartment on the basis of the land it was built upon -> ownership disputes between the government and residents. In the West, loss of documents was more often reported
- Legal restrictions are **mostly ignored**, as they have little consequences on the population (no enforcement) but they affect urban planning and burden infrastructures

## Recommendations:

- to prevent legal issues: reopening the real estate deeds registry, to replace ownership document

# Infrastructures

Lack of infrastructures has a **significant impact on the ability to repair** the house, as families have to incur in the burden and cost to repair infrastructures as well, or to look for alternative sources (e.g. generators)

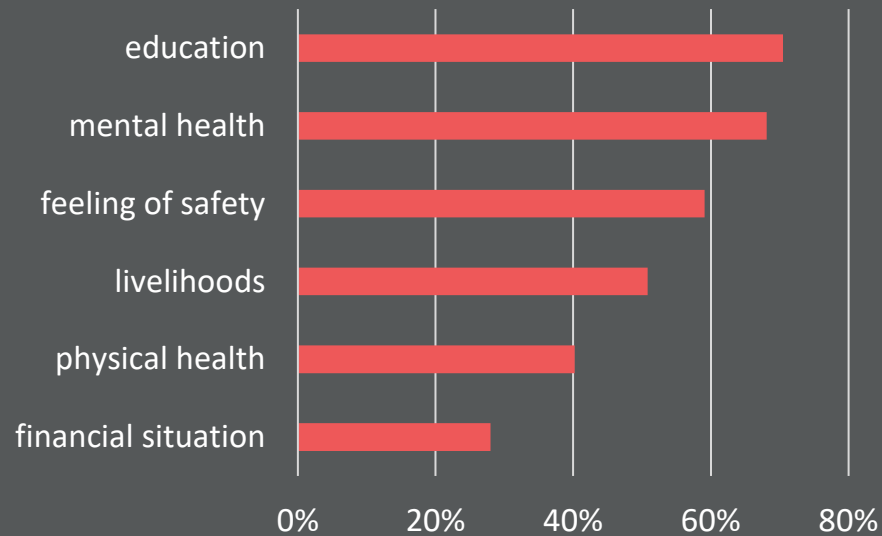
- They can push the family to **delay return/reconstruction**, while they can be a strong pull factor in case they are functional
- The **political and economic situation** of the country, and the lack of a finalised budget, were reported as the reasons for infrastructure problems. Especially in Tawergha, UXOs and insecurity were also reported as a barrier
  - > Common coping strategy: **pooling resources** to repair infrastructures in their area/street

## Recommendations:

- Technical assessments and support to planning, followed by direct maintenance/allocation of work to specialised companies

# Impact – HH who reconstructed

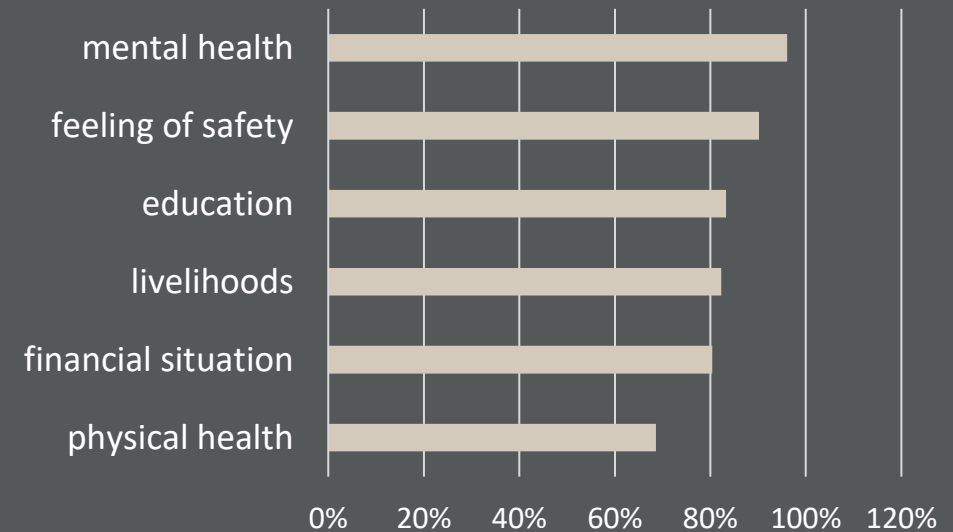
% of respondents reporting reconstruction had a positive or very positive impact on their life, by dimension



56% of respondents reported that reconstruction had a negative or very negative impact on their financial situation

# Impact – HH who did not reconstruct

% of respondents reporting lack of reconstruction had a negative or very negative impact on their life, by dimension



# Assistance

- **Assistance available** is mostly humanitarian (services & in-kind) – IRC, NRC, ACTED, but overall not widely available
- **Municipalities** have assigned their crisis committees to conduct mappings with support from LIBAID (also MoSa and Bureau of Accommodation & Facilities) + clear rubble
- **Households register** their status with LRC and LIBAID, forming databases of possible beneficiaries (entry point for receiving assistance). HHs can register with mapping committees by providing proof of ownership, residency (and sometimes of damage)

## Vulnerable groups

- Female-headed households, families with low income, family whose house was completely destroyed, persons with specific needs

### Recommendations:

- Provision of financial/material support
- Economic empowerment and capacity building to support livelihoods and self-recovery
- Psychosocial support
- Damage mapping

# Participation

- Interest in **participating** in cleaning, assessments of damage and needs, and logistical support (in general, easier to engage in activities that do not require high technical skills)
- Overall, high interest in **consultation** – stress on importance of regularity (every three months) and continuity BUT 2 Kis mentioned lack of trust in and credibility of international actors
- To **encourage participation**, provision of capacity building would be the most effective way. Financial incentives were mainly mentioned in the West
- Workshops, meetings, FGDs and identification of specific focal points were recommended as the best ways to obtain **feedback**
- Libya Relief Agency and Red Cross mentioned as the **most relevant interlocutors** for international actors, followed by authorities (only in Benghazi). In Abu Selim, civil society actors and community leaders were mostly mentioned

# Technical recommendations

- To ensure **quality and safety of construction**: i) quality of work and materials cannot be lowered in the case of structural work, but can be reduced in the case of finishing work (e.g. tiling, plastering etc.); ii) families can assign a specialised engineer to evaluate the quality of the maintenance to be done in structural parts
- **Construction waste** is usually disposed in public landfills and often on the seashore (Derna). Waste management can be improved by incorporating recycling and establishing regulation/oversight bodies
- **External insulation** is very important and worth it to invest in; it is more affordable if mixed with construction materials compared to when done after the construction work is done -> provided recommendations for making insulation more affordable
- **Energy**: In Benghazi, almost all the KIs (9/10) reported that small and medium generators are commonly used, affordable and efficient – however, generators and maintenance can be expensive, and they are a source of pollution. Batteries/invertors are reportedly not widely used. Alternatively powered appliances are not common due to high prices (lack of supply + few companies monopolising the market) and items not being commonly available in the markets