

# PERMANENT HOUSING SUPPORT GROUP

## SHELTER CLUSTER | WEST SUMATRA EARTHQUAKE RESPONSE

*This document has been prepared by the Shelter Cluster Coordination Team compiled from notes of PHS meetings which can be found in the Google group.*

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## 1 Introduction

### 1.1 Background:

During the Padang Early Recovery Phase, SCCT summarized the various approaches and timelines by agencies as follows:

- T shelter programs completed or almost completed
- T shelter programs which will continue for some months.
- Direct permanent housing support on rebuilding and retrofitting.
- Training and outreach for permanent housing support.
- And some organizations who are working in both permanent housing support, training and outreach.

The affected households in self recovery are trying to rebuild but there are some concerns on the quality of EQ resilience.

There are also concerns regarding how affected households can best use their limited finances and or the government cash stimulus which will come on stages. This has indicated a need for assistance on incremental construction.

Based on the above there are needs/opportunities where agencies can support affected households on incremental EQR permanent housing:

- Various house designs including their method statement on incremental construction.
- BOQ of those designs above, which can help on incremental purchasing and quantity surveying.
- Training.

### 1.2 Proposal:

A Permanent Housing Support Strategic Advisory Group (PHS-SAG) was established comprising agencies supporting permanent housing to formulate:

- Develop joint strategies
- Harmonize response
- Facilitate outreach
- Collate and gather info on designs, BOQ and method statements

### 1.3 PHS-SAG membership

- Build Change (BC)
- Caritas / Karina (C/K)
- Caritas Switzerland (CCH)

- Emergency Architect (EA)
- GenAssist/CRWRC (GA)
- Habitat for Humanity (H4H)
- Swiss Labour Assistance (SLA)
- Others who express an interest in this group such as Hands on Disaster Response (HODR) and Ibu foundation which is one of the implementing partners of CCH.

## 2 Proposed support for Permanent Housing

The SCCT proposed a model for a harmonized response as follows:

Agency	Time Line	Units	Value	General approach	Design	Objectives	Method
All agencies engaged in Permanent Housing Support	Preferably start before Govt cash stimulus	Dependent upon agency, preferably located widely to achieve maximum outreach and training potential	All to have either 10 or 15 mio programs to harmonize with the govt cash stimulus plans	Incremental housing all to be:  Earthquake Resilient Can be the first stage of a permanent house Part of a house design that could lead to a IMB  Preferably A range of material options	Fixed design ie templates for various designs, materials and conditions	- Develop designs and techniques that provide HH with a range of options when they are utilizing the govt cash stimulus - Demonstrate how 10 or 15mio can be best used in incremental housing - Provide material for wide dissemination in the disaster area	Each agency to develop own method so long as it meets the strategic objectives

## 3 Harmonizing with government plans

### 3.1 New house construction

In order to meet the above and the government cash stimulus which is IDR 15 million for new construction, members of the PHS have largely worked to modify their designs. Some strategies adopted to match the IDR 15 million construction budgets follow:

- Agencies and affected households being flexible on house design, construction material and method of implementation.
- Fully building part of a permanent house at cost close to IDR 15 million.

- Constructing structural components and the affected household will install by themselves of the non structural elements such as timber (or wooden plank) wall, door and window.
- Increased component of salvage materials.
- Build house without toilet, but build communal toilet complete with septic tank.
- Building in stages or incremental house construction including important elements such as:
  - Every design has to incorporate possible house extension for when the beneficiaries have more resources.
  - Design for safe engineering practices connecting the old structure with the new structure

There are some exceptions for agencies whose project costs exceed the government plan and can be accepted as follows:

- The use of new technology such as compressed interlocking block (CIB) which cost may higher than the bricks which can be found on the common market. The CIB may higher than the ordinary brick but still in favour for the construction based on the following reasons:
  - The CIB using in this project is not mass production, but produce in limited amount by the community as their livelihood training program. It can be understand that the start up cost has to put into account in the CIB price.
  - The CIB will save the environment since it will not use the wood for combustion.
- Projects where construction of demonstration houses is intended to train builders on how to build a complete earthquake resilience house in all stages.
- In each case the beneficiaries targeted must be the most vulnerable.

### 3.2 House retrofitting

The government cash stimulus amounting IDR 10 million is for moderately damage houses.

In order to assist the householders to repair their houses, SCCT has collected some material on retrofitting techniques from agencies who are working in Padang. The documents are techniques which were implemented for school buildings but technical wise can be used in house retrofitting as well.

## 4 Adopted strategy

The PHS has adopted the following strategic points.

- That all activities of PHS will have a strong component of training
- That all projects will adopt earthquake resistant methodology
- That beneficiary selection will focus on the most vulnerable members of the community rather than on geographic location
- That the selection of beneficiaries will be community based i.e. selected by community
- That to every extent possible designs will be developed that offer affected households alternative designs and approaches to using the government cash stimulus package
- That all programs will make every effort to harmonize with and complement the government cash stimulus package
- That in line with Government policy agencies will endeavour to provide programs that have a unit value of approximately IDR 15 million
  - That there will be exceptions above but that these will be on the basis of specific additional outputs such as exploration of alternative technology or comprehensive start to finish training programs

- That all programs will incorporate the development and dissemination of outreach materials to extend the reach of the program

## 5 Next steps

Continuation sharing information and approach of amongst PHS members:

- Sharing house designs, bill of quantity and method statement
- Approaches on working with the community
- Working with local government for MOU and house design approval.

As the SCCT will leave by the end of April 2010, to ensure the program can be run smoothly until its completion the group agreed to form Permanent Housing Support working group. This group will be chaired by a member.