

# RAPID SHELTER SECTOR ASSESSMENT

## FACT SHEET #3 - BOR, JONGLEI STATE SOUTH SUDAN, MARCH 2014



### Context

Since the beginning of the crisis in South Sudan in December 2013, a total of 908,000 individuals have been displaced by armed violence and insecurity, at least 705,800 of which remain within the country.<sup>1</sup> Many of these internally displaced persons (IDPs) have gathered at displacement sites, mainly in Unity, Lakes, and Upper Nile states.

Civilian populations affected by the ongoing fighting have gathered in UNMISS bases located in the main urban centers of the country, notably in Bentiu (around 4,300 IDPs), Malakal (around 26,400 IDPs), and Bor, the capital city of Jonglei State. At the time of the assessment, 5,694 IDPs were registered at the UNMISS Bor compound, east of Bor town.<sup>2</sup>

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 on the 13<sup>th</sup> of January 2014, including dedicated specialist capacity on Geographic Information Systems and mapping. This factsheet outlines the methodology and main findings from the rapid shelter sector assessment in the Protection of Civilian (PoC) area near Bor town.



<sup>1</sup> South Sudan Crisis Situation Report number 24, UN OCHA 3 March 2014

<sup>2</sup> IOM South Sudan Situation Report #12, 28 February 2014

## Methodology

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

The REACH team worked closely with the lead agencies and members of the South Sudan Shelter Cluster to develop the assessment tool. The questionnaire covered demographics, displacement and intentions, as well as a large section on housing in the place of origin. Actors based in targeted areas reviewed the questionnaire to adapt the tool as much as possible to the specific local context.

In the Bor PoC area, the REACH team facilitated a **dedicated training session** for the 11 recruited enumerators on the assessment methodology, the questionnaire and 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 1,583 households, a sample of 309 households was used as a target, in order to obtain a 95% level of confidence and a 5% margin of error<sup>3</sup> when analyzing the findings.

The assessment was conducted between 21<sup>st</sup> and 24<sup>th</sup> February 2014. The REACH team collected a total of **335 household interviews**, allowing generalization of findings to the overall population of the site. Each enumerator was assigned a block within the PoC area, to ensure broad distribution of surveys across the site. Enumerators, IDPs and humanitarian actors working at the site have an understanding of the boundaries of these blocks.

<sup>3</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

#### Sex disaggregation

Of the 335 individuals who completed the questionnaire, **225 (67%) are women**. In many cases, women respondents took part in the assessment in the absence of the male head of households. Among the assessed households, **over half (62%) are single-headed households, most (68%) of whom are female**. The average household size in the sample is 6.5 members.

Figure 1: Sex of respondents

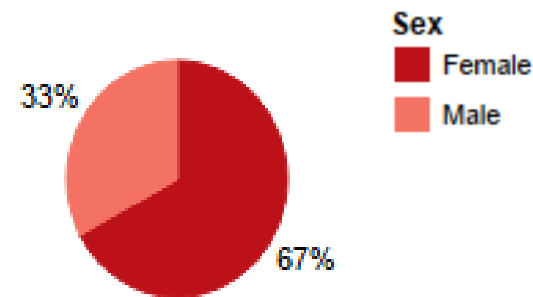
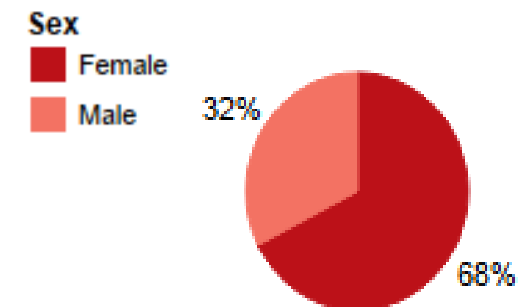


Figure 2: Single-headed households, by sex

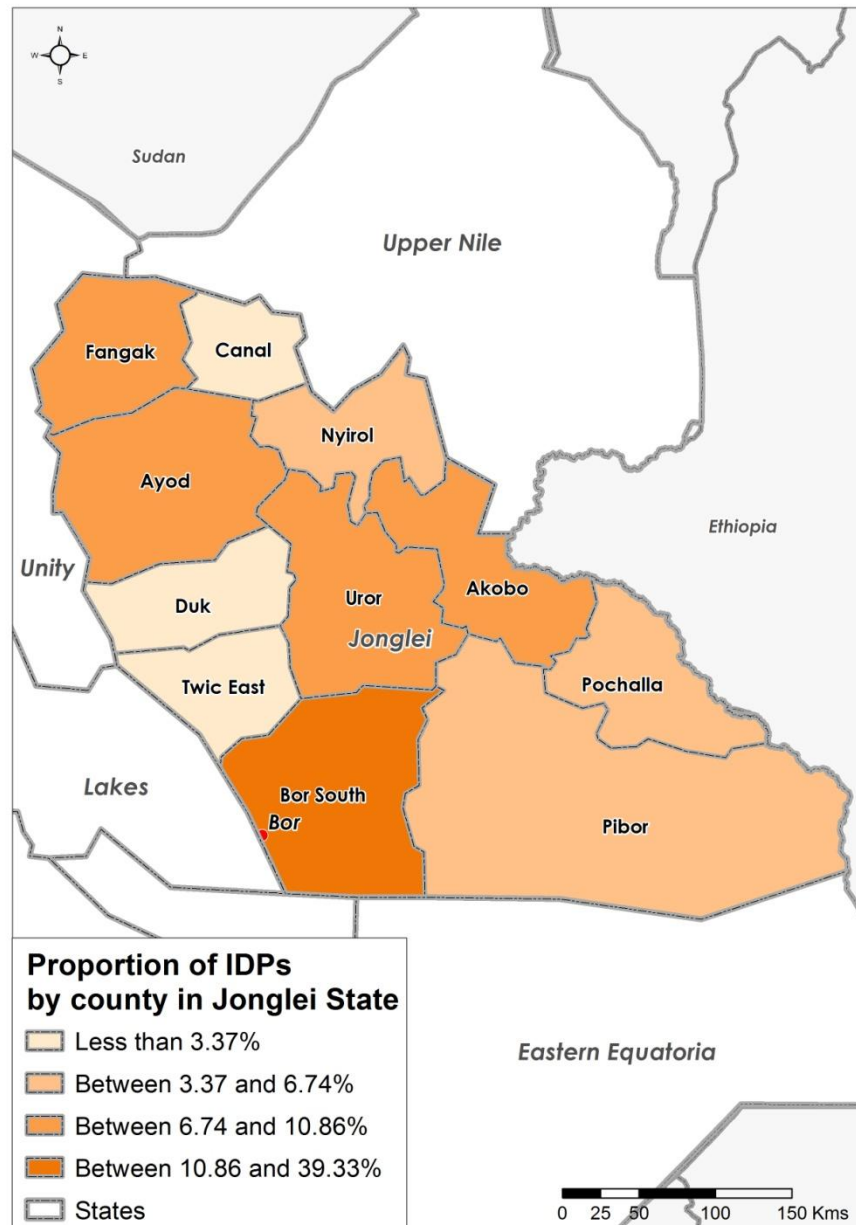


#### Groups with specific needs

**Half (49%) of the assessed households include at least one lactating woman, and 89 households (27%) include at least one pregnant woman.** There are 55 households which include both a lactating and pregnant woman.

Enumerators also asked questions about persons living with a disability within the household and found that **13% of households include one member with a physical disability** and 4% include one household member with a mental disability. The Shelter Cluster response should take into account mobility issues and the specific needs of persons living with disabilities.

Figure 3: Area of origin, Jonglei State



### Nationality and area of origin

The displaced population staying in the UNMISS Bor PoC area is comprised mainly of **South Sudanese (329 individuals, or 98%)**. Foreign citizens were also a small part of the sample, including individuals from Sudan (3), Uganda (2), and Kenya (1).

IDPs in the Bor PoC area originate from various states in South Sudan, but **8 out of 10 IDPs originate from Jonglei State (80%)** and reported coming from **Bor South County (31%)**, and from the following counties: Akobo (9%), Uror (8%), Fangak (7%), Ayod (6%), Nyirol (5%), Pochalla (4%), Pibor (4%), Canal (3%), Duk (1%) and Twic East (1%). IDP households originating from outside Jonglei State reported coming from Juba County (4%) in Central Equatoria State and Lukapiny-Nasir County (2%) in Upper Nile State.

### Displacement

#### Causes of displacement

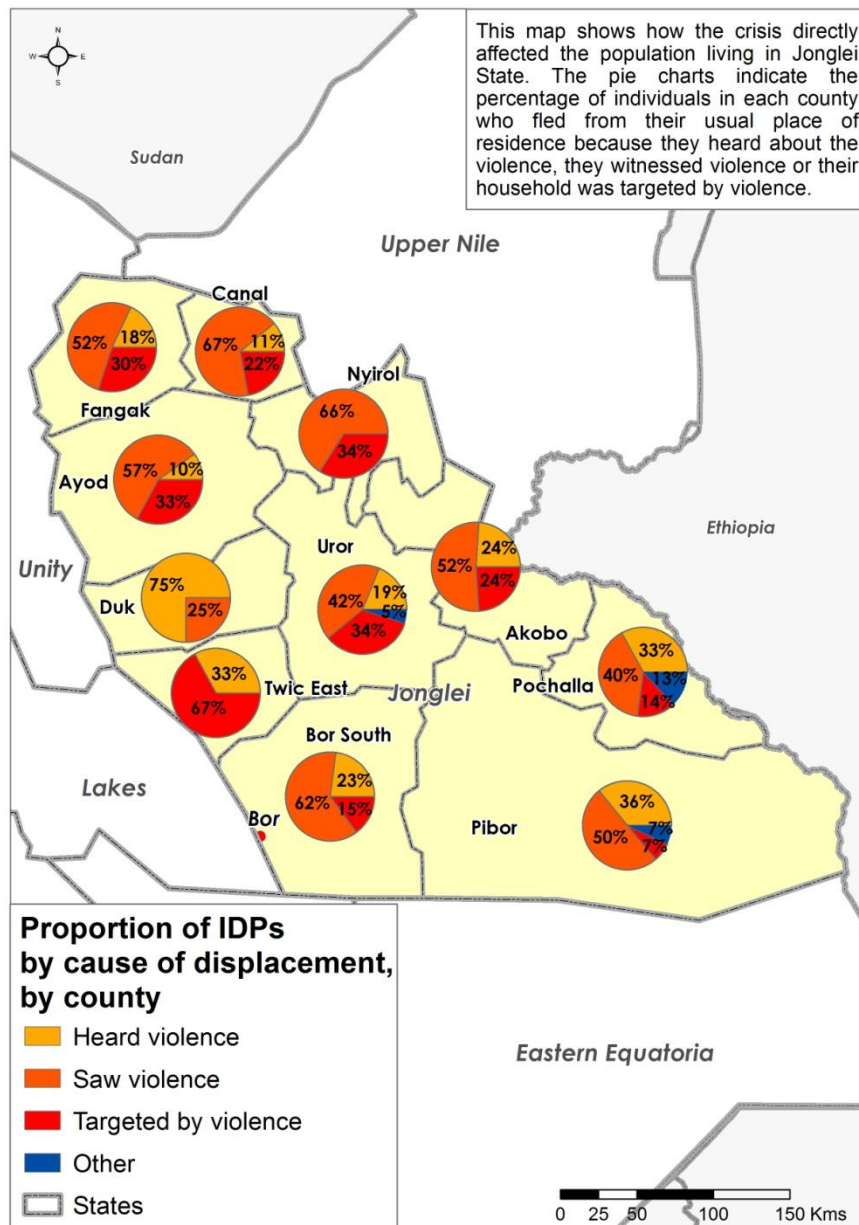
The majority of the assessed households (81%) reported that the **Bor PoC site was their first place of displacement**. Other reported displacement sites included the bush (7%), and collective centres, including a school (4%), or a church (3%).

**54% of the respondents stated they fled their homes because they saw violence and 24% because they were targeted by violence.** Those who report being targeted by violence were primarily from Bor South County (20% of those targeted), as well as Juba (11%) and other parts of Jonglei State, particularly Uror, Akobo, Ayod, and Fangak counties. **The percentage of women who claimed to be targeted by violence is double that of men (29% and 15%, respectively).**

**74% reported that physical security is the primary reason they came to the Bor PoC area.** A proportion of assessed households (13%) reported that they came to the Bor PoC site only to receive assistance, such as food, health services and shelter, and for 3% of respondents, physical security and assistance were equally important. A small proportion of displaced households (4%) stated they came to the Bor PoC site to be with their family (4%) and to be with their community (3%).



Figure 4: Reasons for fleeing home by county, Jonglei State

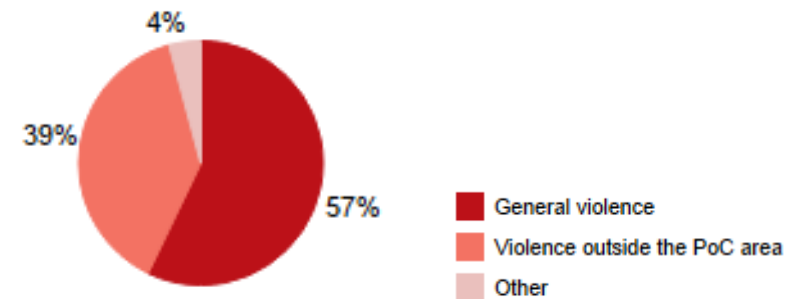


### Security at the displacement site

Only half of the assessed IDPs (50%) stated that they feel safe in the Bor PoC area. Sense of security varies between genders, as 59% of men and **only 45% of women report feeling safe in the PoC area.**

Among the displaced households who reported not feeling safe in the Bor PoC site, the largest group (57%) explained that this was caused mainly by the **perceived level of general violence within the displacement site itself**, and another 39% explained that this was due to the **perceived general violence outside the site**. 2 women mentioned gender-based violence and 2 individuals (1 male, 1 female) mentioned lack of lighting.

Figure 5: Reported reasons for feeling unsafe in the Bor PoC area

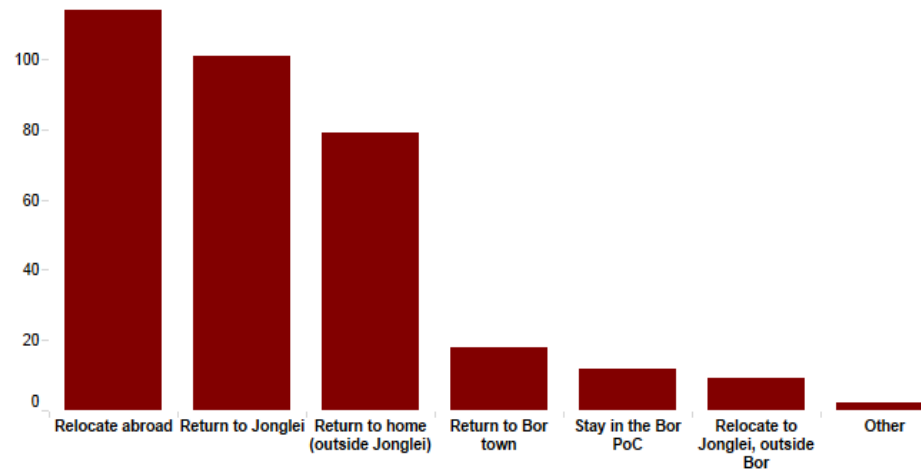


### Intentions of IDPs

When asked about their intention in the next month, **a third of IDP households stated that they would like to relocate abroad (34%)**. A higher percentage of male respondents (41%) stated that they wished to leave South Sudan than female respondents (31%).

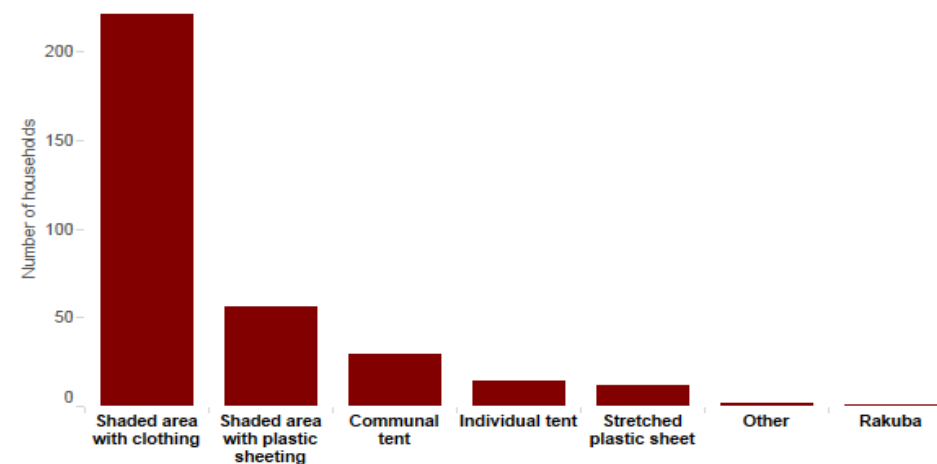
**Over half (54%) of respondents stated that they want to return to their county of origin**, 30% of which was Jonglei, and 24% was outside Jonglei. 5% of respondents would like to return to Bor town, and only 4% of respondents wish to remain in the Bor PoC area.

Figure 6: What are your intentions in the next month?



When asked about the source of information that they trust the most, **60%** of respondents indicated trusting the **United Nations** and **26%** reported **community leaders**. IDPs who participated in the assessment reported that they trust NGOs, radio/television, and the government to a much lesser extent (6%, 2%, and 1%, respectively). It should be noted that the distinction between the UN and NGOs is not necessarily always well understood among target communities. An additional 5% of respondents reported that they trust information from no one.

Figure 7: What type of shelter do you currently live in?



### Population density by shelter and covered living area

When asked how many people live in the assessed shelter, responses ranged from 1 to 20 individuals per shelter. **More people live in a shelter made from one single plastic sheet (7.3 individuals) or in communal tents (6.9 individuals)** than any other type of shelter.

Table 1: Shelter type, covered area, occupancy, and density

Shelter type	Households	Average area (m. sq.)	Average occupancy (people)	Density (people/m. sq.)
Communal tent	29	3.7	6.9	1.9
Individual tent	14	2.4	3.9	1.6
Other	2	4.0	7.0	1.8
Rakuba	1	4.0	5.0	1.3
Shaded area with clothing	221	3.3	6.1	1.8
Shaded area with plastic sheeting	56	3.3	6.2	1.9
Stretched plastic sheet	12	4.7	7.3	1.6

## Shelter in the Bor PoC area

### Typology of emergency shelter

The types of reported and observed emergency shelters include communal tents, individual tents, rakubas, stretched plastic sheet, shaded areas with poles and plastic sheet, or shaded area with poles and other materials. Most IDPs households are living in shaded areas using clothing, bed sheets or other materials, as well as poles or other supports as a shelter.

Many of the observed structures comprise a combination of sheltering options (i.e. both a plastic sheet and bedding are used, or a plastic sheet is used to extend beyond an individual tent). In addition to direct observations of each shelter type, REACH enumerators rapidly measured each shelter. Shelters made of a stretched plastic sheet have the largest size in terms of covered living space.

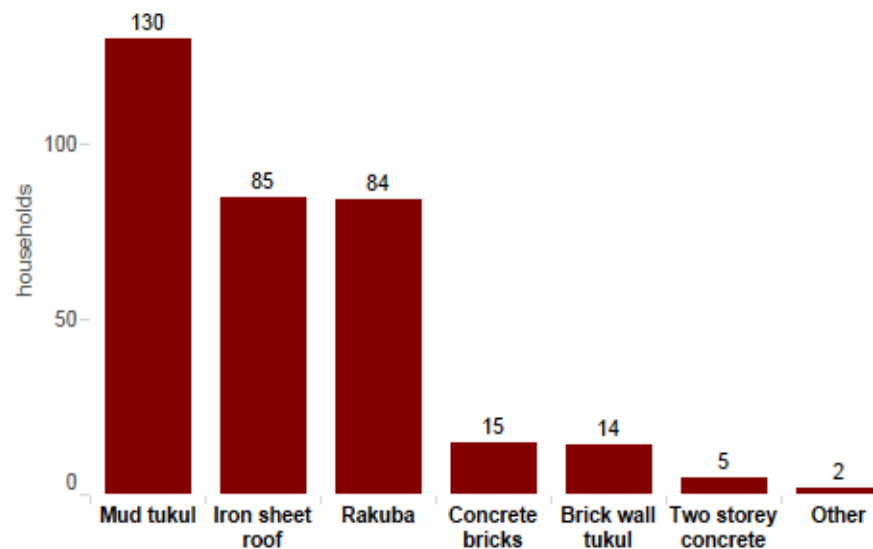
According to the **SPHERE Minimum Standards for Shelter and Settlement**, all individuals in the displacement site should have an initial minimum covered floor area of **3.5 metres per person**. In the Bor PoC area, **this standard is not met, as the number of square metres per person averages .55 metres**. Further, shelter solutions and materials should meet technical and performance standards, but the majority of IDPs are living in a temporary shelter made out of bed sheets or other materials, which offers little protection during the rainy season. Finally, SPHERE standards for covered living space require that temporary shelter should be safe and adequate. Given the high average number of inhabitants per square metre, covered living space is not adequate for most individuals staying at the PoC area.

## Housing at areas of origin

### Typology of housing

The typology of housing in areas of origin of IDP include tukuls (both built with mud and brick wall); dwellings with iron sheet roofing; rakubas; dwellings built in concrete or with bricks, and a two storey concrete structure.

Figure 8: Housing at place of origin, by shelter type



### Level of housing damage

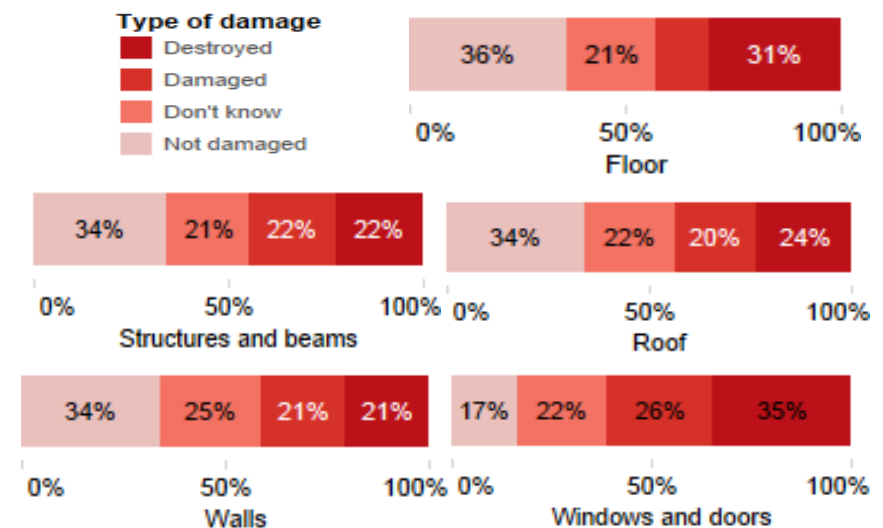
Almost **two-thirds (64%)** of those surveyed have no information about the status of their home. Of the 36% (121 households) of IDPs surveyed who do have information about their home, most received it from the neighbours (59%); the rest visited their home themselves (18%) or received news from a family member (23%). When asked about the amount of damage that their home suffered, out of the 121 individuals that stated having received news about their home, the following trends were observed:

- **One third (34%) of houses had their roof intact**, while 24% were destroyed and 20% damaged.
- **One third (34%) of houses had their walls intact**, while 21% were destroyed and 21% damaged.
- **35% of houses assessed by respondents had their doors or windows destroyed** and 26% of them had them damaged.

A larger proportion of destruction to roofs, windows, and doors was reported in Bor South, Akobo, Nyirol, and Pibor counties.

**28%** of all respondents reported that they have received information that their house was looted.

Figure 9: Level of damage to housing



## Housing Recovery

As previously stated, many of the IDPs are still concerned with the security situation outside the Bor PoC area. To that end, **only 4% of respondents (13 persons) have started to rebuild their homes**. Of these individuals, only 3 were not living in Bor. Among them, 11 individuals have received assistance from their families (4), their community (3), the United Nations (3), or a non-governmental organisation (1).

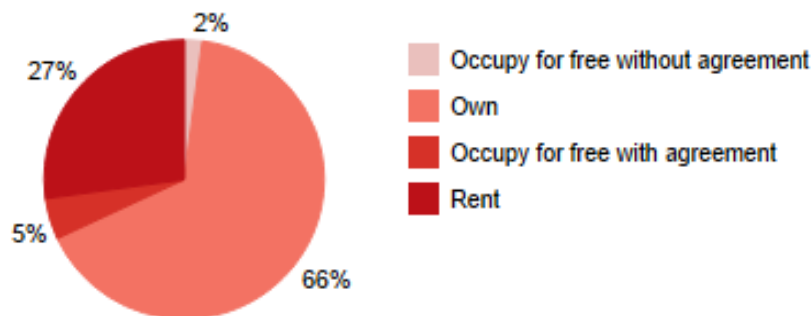
## Housing, Land and Property

The rapid shelter sector assessment covered Protection 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 area of origin, and consequently these issues will also have a critical impact on the shelter sector response.

**The majority of displaced households (66%) reported owning their houses, but just over half (55%) reported having official documentation** proving ownership of their housing. Those residing in the Bor PoC area who originate from Juba County all claim to be homeowners.

**The vast majority (87%) of IDP households without formal documentation for their housing reported that no official titles were ever issued.** Another 10% of homeowners without documentation reported that their documents were lost, and one respondent reported that his/her documentation was damaged.

Figure 10: Do you own or rent your home?



Renting property, as opposed to owning it, appears to be more common in Jonglei and Upper Nile states, where almost **a third (27%) of individuals stated renting their homes** in: Ayod, Bor South, Fangak, Pibor, Pochalla, and Twic East counties (in Jonglei) and Maiwut and Panyikang counties (in Upper Nile).

**Some respondents (5%) also reported that they live for free in a residence with the consent of the owner.** Often, this occurs when people live in a shelter owned by a family member or neighbour, without signing documentation for the arrangement. This informal agreement can result in a variety of relationships between the inhabitants of the shelter and the official owners of the property; where some act as owners and others as temporary residents. Free residence with consent of the owner tends to be more common among those from Upper Nile State (particularly Malakal and Fashoda counties) as well as those from Jonglei State (particularly Akobo, Duk, Pibor, and Twic East counties).

**Over a quarter (27%) of respondents reported that they rented their homes.** Documentation for rental properties is similar to that of homeowners, as many (70%) lack a written agreement, primarily because no rental agreement was ever issued (35 individuals, 55% of renters without documentation), or because it was lost (23 individuals, 36% of renters without documentation). 16 households reported occupying a building for free with the agreement of the owner and 7 reported occupying land without the agreement of the owner.

Of those with knowledge of the status of their home, over a quarter (27%) reported secondary occupation. These 33 households stated that they have received news that someone else is now living in their home. Of these, 21 respondents stated that their homes are being occupied by strangers.



## Conclusions

**Physical security is the chief concern of displaced households staying at the Bor PoC area**, as nearly three-quarters of IDPs reported improved security was their motivation for coming to the Bor PoC area, yet only half feel safe in the PoC area, especially female respondents. The pervasive violence and high level of insecurity within and around the Bor PoC area should be factored in the shelter sector strategy and response plan, and **shelter assistance should include security measures** (e.g. doors, locks, fixed lighting, etc.).

**Most IDPs are living in temporary shelters made from bed sheets and other non-durable material.** As recommended in the SPHERE guidance for Shelter and Settlement, assistance in terms of roof and structure support materials should be prioritized by shelter actors. Further, the **shelter sector strategy and response should include provisions for mitigating risk from natural hazards**, such as flooding, notably in preparation for the rainy season.

**The initial covered floor area per person is significantly below the SPHERE standard of 3.5 metres squared per person.** The limited space available in the Bor PoC area has resulted in crowded shelters being set up narrowly next to each other. Shelter actors should identify ways with displaced households to upgrade the spatial organization of the site. Further, SPHERE standard and indicators for covered living space should be taken into account in all relocation plans.

**The majority of respondents do not have information about the status of their homes.** Further research should be carried out, particularly outside Bor town, to determine the level of damage to housing in the different areas of origin of displaced households. For the displaced households who have information about the status of their homes, **the highest level of housing damage are reported in Bor South County, followed by Akobo, Ayod, and Nyirol counties.** Housing recovery support in the areas of origin will be a challenge as these counties cover large geographic areas and road infrastructure is not or well developed.

**Most of the housing damage reported by IDPs relates to windows and doors.** This type of limited damage is not usually addressed by targeted shelter assistance that often focuses primarily on heavily damaged structures. Over a quarter of IDPs living in iron sheeted housing reported damaged or destroyed roofs and walls.

It is possible to anticipate a large demand for iron sheets by displaced households who will return to their place of origin. Shelter actors should conduct a market analysis to better inform shelter actors regarding needs and availability of Corrugated Galvanized Iron (CGI) roofing and other building materials, which cannot be locally procured by returning displaced households.

**The majority of displaced households do not have official tenure documents.** Prior to the crisis, the Land Coordination Forum met regularly to discuss HLP issues. This group should be revitalized and a renewed engagement with the different clusters should be pursued. The Shelter-NFI Cluster should collaborate closely with the Protection Cluster to undertake further research on HLP issues in Jonglei State and to identify appropriate solutions. **Support to housing recovery should be closely coordinated with the Housing, Land, and Property (HLP) strategy and response within the Protection sector.**

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