



Shelter Cluster Monthly Report

October 2015

This report presents further information on the shelter needs and responses provided by Shelter Cluster members in the West Bank (Area C, East Jerusalem) and the Gaza Strip. The responses focus on several aspects including, but not limited to, the following activities:

West Bank

1. Housing demolitions
2. Housing upgrading and rehabilitation
3. Vulnerability survey for Area C communities

Gaza

1. Damage data analysis
2. Emergency assistance
3. Temporary Solutions
4. Durable Solutions

Key Facts

FUNDING

USD 225m requested in the SRP	41% funded (targeting 0.3m people out of 0.5m people in need)			
# projects funded through the SRP	10/30 Total	2 for the West Bank	8 for Gaza	20 not funded
# organisations funded through the SRP	5/16 organisations			

WEST BANK/JERUSALEM

1. Demolition in the period Jan 2014 to end Oct 2015

	Total	Residential	Comparison 2014 to 2015
Stop Working Orders (SWO)	768	455	8 % increase in 2015 on Jan-Oct 2014
Demolition Orders (DO)	410	290	20 % decrease in 2015 on Jan-Oct 2014
Actual Demolition (AD)	1081 structures	394 structures	25 % decrease in 2015 on Jan-Oct 2014
		4,327 individuals affected	
Donor funded structures demolished	217	105	44% decrease in 2015 on Jan-Oct 2014
Demolition response (in 2015)		147 households assisted in 2015	No gaps reported in the demolition response in 2015

2. Housing/Shelter Vulnerability in Area C

107 communities have been identified as having shelters in bad conditions that require assistance to upgrade.

GAZA STRIP

1. Needs

Status	# housing units affected	Response required
Totally Destroyed	12,584 housing units	Temporary & durable solutions
Totally Destroyed and Severely Damaged	18,165 families displaced	Temporary solutions
Minor, Major, Severe Damage	158,935 housing units	Durable solutions
Caseload from previous conflicts	3,500 housing units	Durable solutions
Natural growth housing deficit	75,000 housing units	75,000 housing units required

2. Response

Response type provided	# families	Response
Temporary Solutions	17,121 families	Cash for rent/ Caravans / Temp. Shelter
Durable Solutions	83,558 housing units	Cash for repairs (total/partial)
	1,135 housing units	Received instalments for reconstruction
	95,711 beneficiaries	Purchased some/all materials as of 27 Oct15

3. Gaps

Response type needed	# families	Gap
Temporary Solutions	13,173 families	Need safe & adequate temp. solution
Durable Solutions	74,736 housing units	Need cash for repairs
	9,199 housing units	Need funding for reconstruction



West Bank

1. Housing Demolitions

- a. **Demolition Orders** are orders issued by Israeli Civil Administration (ICA) to structures on the premise that they have been constructed without an Israeli-issued building permit. Due to a highly restrictive zoning and planning regime in the West Bank - Area C and East Jerusalem, it is nearly impossible for Palestinians to obtain building permits from the Israeli authorities in these locations.

Order type:

- Stop Work Order (SWO)¹ is the first step taken by the Inspection Subcommittee at Bet El against any construction believed to be built in Area C without a permit (i.e. built illegally). According to this order the owner or the holder/user of the construction is demanded to refrain from any further construction and is summoned to attend a hearing at the Inspection Subcommittee at Bet El on the date stated on the stop work order. Delivering the Order: if the owner or the holder/user is not on the site, the inspector from the Inspection Unit at Bet El may leave the order pinned to the construction and take a photograph of the delivered order as evidence that the order was legally delivered. The order does not always specify the name of the owner or the holder/user. The stop work order should however contain the exact coordinates and location of the construction and for what purpose the construction is used.

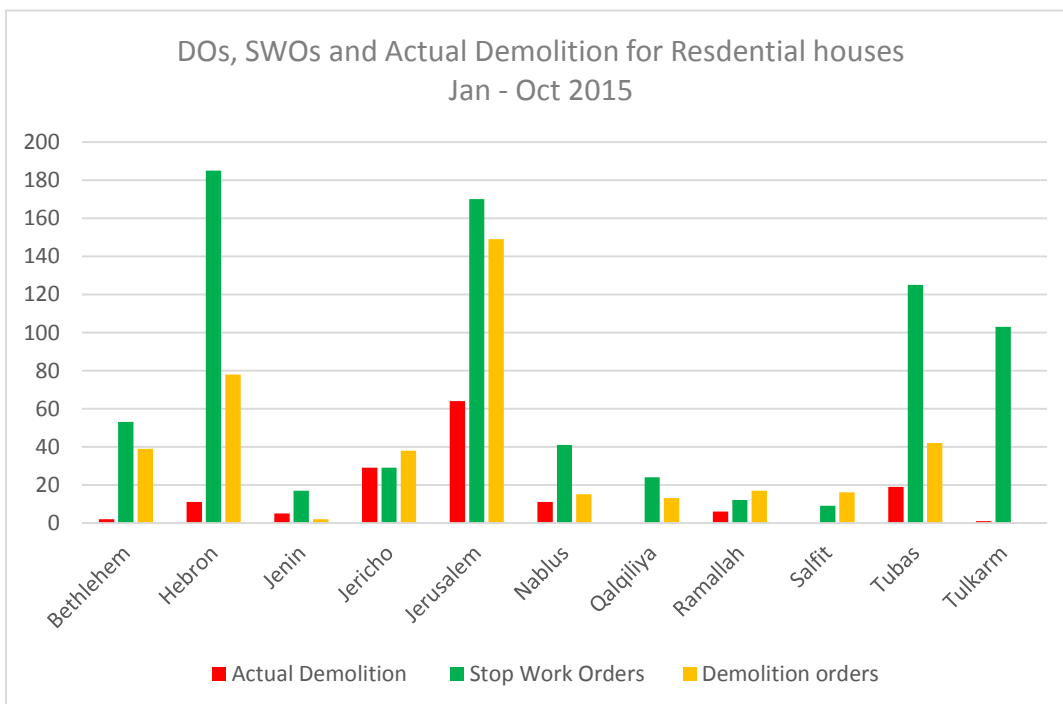
For the period between Jan 2014 to Oct 2015, 768 SWO were distributed for Palestinian structures and properties, out of this number 454 (60%) were for residential houses².

- Demolition Order (DO)¹ or the Final Demolition Order: this order is issued after the first stop work order has been issued and an objection to the stop work order has failed or, alternatively, no objection was made to the stop work order.

For the period between Jan 2014 to Oct 2015, 410 DO were distributed for Palestinian structures and properties, out of this number 290 (71 %) were for residential houses².

There are currently **over 11,000** DOs outstanding, affecting more than **13,000** Palestinian structures including residential structures, although the exact proportion of residential to other structures is not known.

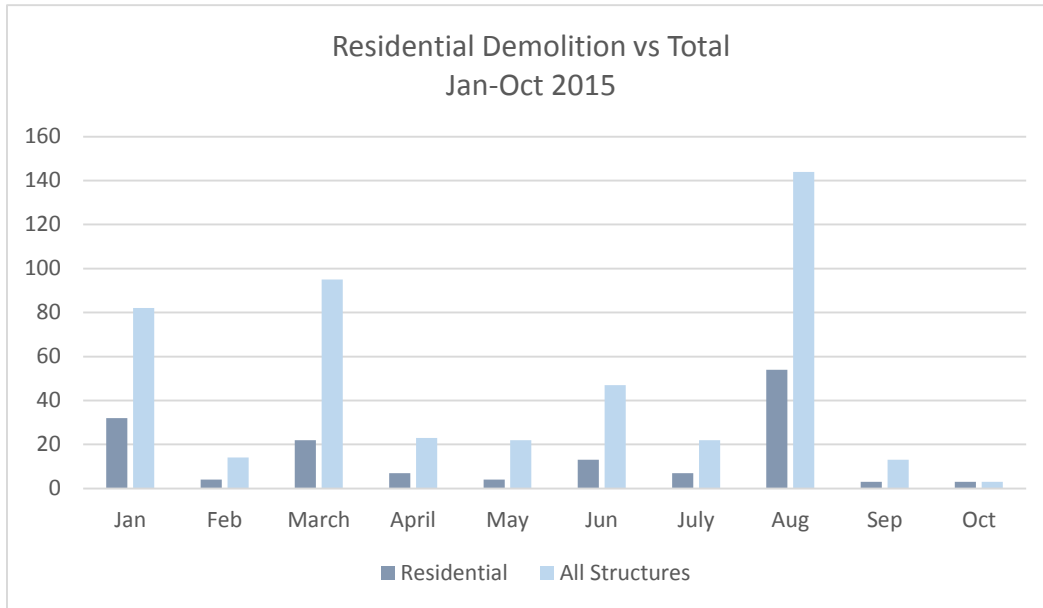
- Actual Demolition: **For the period between Jan 2014 to 22 October 2015, 1,081 Palestinian structures have been actually demolished, of which 394 (36%) are residential².**



This graph shows that Jerusalem governorate is the most targeted Governorate

¹ Information, Counselling, and Legal Assistance Unit. NRC

² UNOCHA oPt and UNOCHA Demolition Tracker, <http://www.ochaopt.org/dbs/demolition/cluster.aspx>



This graph compares the residential demolition with total structures for the period from Jan to Oct 2015.

b. Demolition Response

- 24/48h response is the provision of NFIs kits and tents in the first hours of a demolition. This support is mainly provided by PRCS/ICRC for refugees and non-refugees in area C. ICRC provides response inside Jerusalem. *No gaps* reported for the 24/48h response.
- UNRWA provides personal belonging basket according to UNRWA cash modalities for refugee families inside and outside Jerusalem. Cash payment is provided to the affected families within 72 hours of a demolition.
- Following this first 24/48 response, Shelter Cluster members provide a more durable shelter solutions within 15 working days from the trigger date (the date of the initial assessment conducted by OCHA team) excluding punitive demolitions.

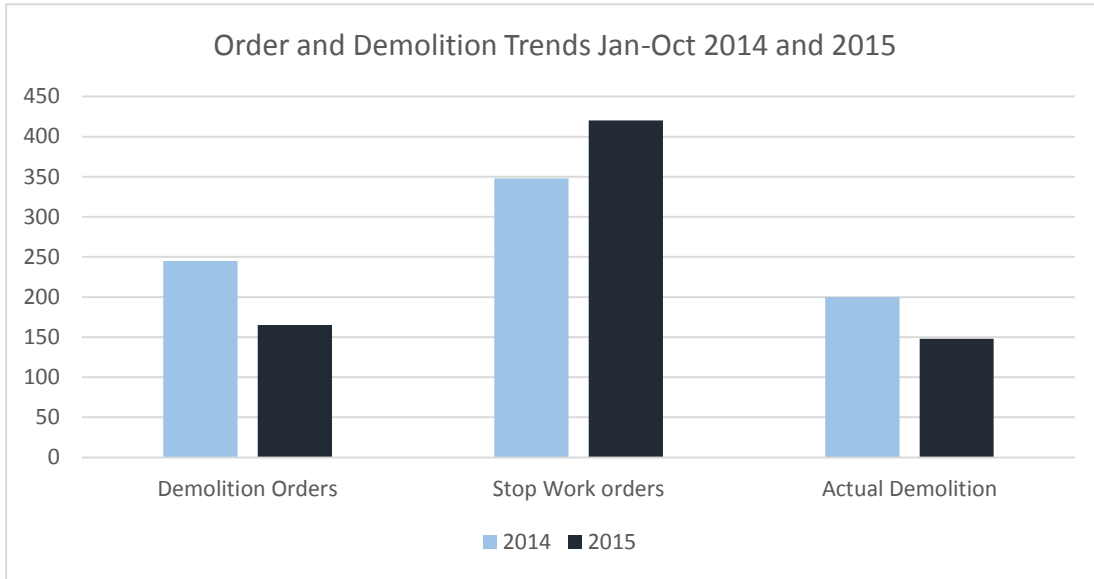
This more durable shelter solution provided as a result of demolition is led by ACTED in partnership with ACF, GVC, and PU-AMI following specific geographical coverage:

- ACTED: Ramallah, East Jerusalem, Jericho, and Tubas governorates.
- ACF: Hebron and Bethlehem Governorates
- GVC: Hebron, Bethlehem and Tubas Governorates
- PU-AMI: Northern governorates, including: Nablus, Salfit, Tulkarem, Qalqilya, and Jenin Governorates

Demolition response in Area C includes the provision and installation of different types of shelters (prefab/Caravans, tents, or composite structure from steel and timber). In East Jerusalem and in places where it is not possible to construct shelters, the response is limited to cash, cash for rental subsidy targeting both refugees and non-refugees.

Response and Gaps: 147 households benefitted from demolition response from Jan 2015 until Oct 2015. The response was provided by ACTED and partners to non-refugees and by UNRWA to refugees.

No gaps reported for the demolition response for residential structures.



*Demolition Trend:
Comparing Jan-Oct 2014 to Jan-Oct 2015, this graph shows a decrease in actual demolition in 2015 but an increase in stop working and demolition orders.*

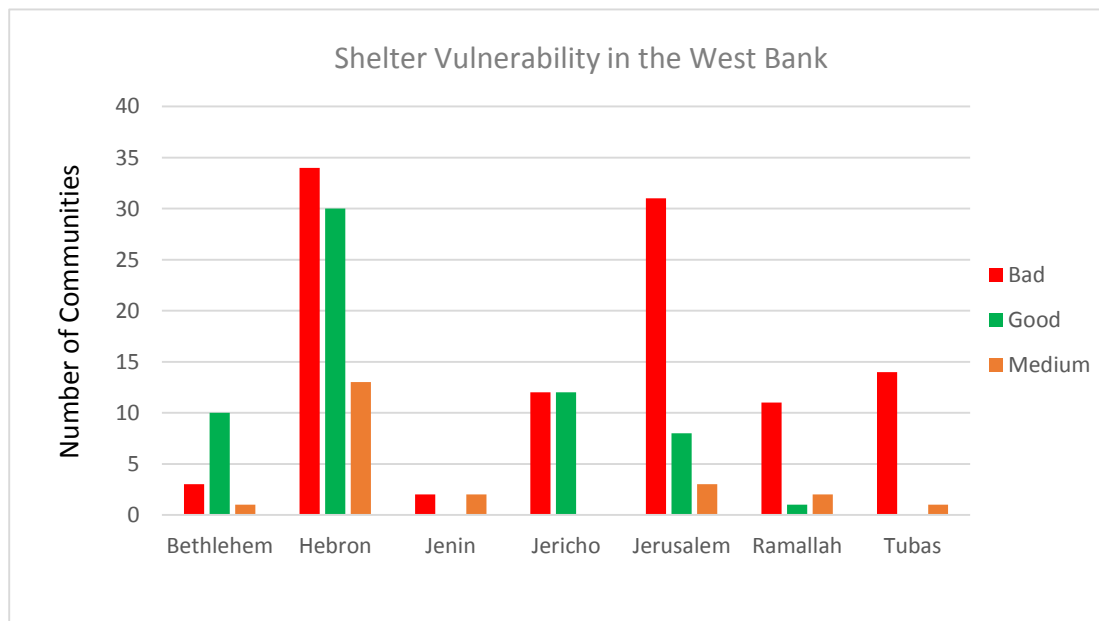
2. Housing upgrading and rehabilitation

Despite the high restrictions to conduct activities in Area C and East Jerusalem, Shelter Cluster partners have been able to **upgrade 208 residential shelters** since Jan 2014, mainly in Jerusalem and Hebron. Upgrading works including either complete replacement of the existing structure or improving the existing one.

3. Housing vulnerability survey for Area C communities³

Following different assessments conducted by cluster partners for shelter conditions in 187 communities located entirely in Area C, the findings show:

- **107 communities' shelters** have been classified as being in bad conditions and would need complete rehabilitation and improvement. The existing shelter types are either metal zinc or tents.
- **22 communities' shelters** have been classified as being in medium conditions and they would require partial interventions. The existing shelter types are either concrete or zinc structures.
- **61 communities' shelters** have been classified as being in good conditions with no further rehabilitation needed. The existing shelters types are mostly constructed from concrete or metallic insulated materials.



This graph reflects the communities' vulnerabilities per governorate. Vulnerability Survey update: December 2014.

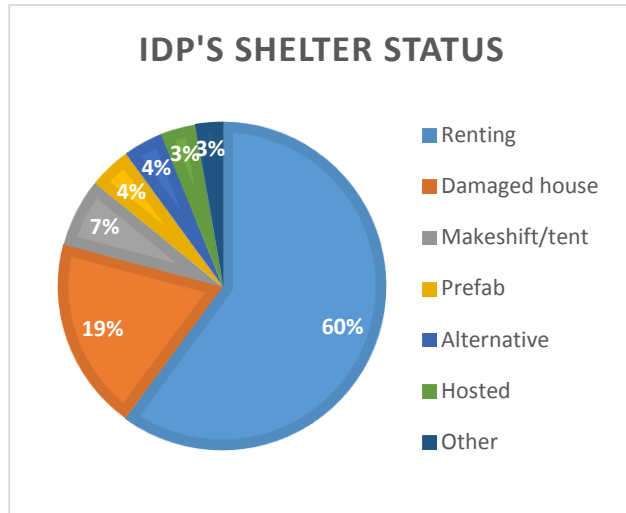
³ ACF, GVC, PU-AMI and VPP+ (Sep 2015) Surveys and assessments.



Gaza

1. Damage data analysis (see table p.9)*

The damage assessment in Gaza was based on numbers of housing units affected during July-August 2014 crisis. According to the latest figures from September 2015, **12,584 housing units were totally destroyed** and 6,773 housing units were severely damaged, both these categories are uninhabitable structures. A total of **158,935 housing units** have Minor, Major and Severe damage that require repair assistance.



It can be assumed that one year on, about **17,357 families (over 95,000 individuals) are still displaced**, representing families with totally destroyed and severely damaged uninhabitable houses that have not yet been repaired or reconstructed. Many of these families need ongoing **temporary assistance** to bridge the gap between now and a durable housing solution.

Initial results from the IDP re-registration and vulnerability profiling exercise⁴ indicate that over **60% of displaced families are living in rented accommodation while almost a fifth (19%) are living in the remains of their damaged property**. Others are living in makeshift shelters or tents, prefabricated units, host families. Some families have an alternative property but a small number of families are living in public buildings, in the open air, or elsewhere.

2. Shelter Assistance provided by Shelter Cluster Partners

The Technical Working Group (4/2/15) identified 3 categories of Shelter Assistance:

- 2.1 Emergency Assistance** (NFIs, tents and winterisation programmes)
- 2.2 Temporary Solutions** (cash for rent, collective centre, caravans and temporary shelters)
- 2.3 Durable Solutions** (repairs, reconstruction)

2.1 Emergency Assistance provided to date

Emergency assistance is provided to families during and immediately after the emergency to ensure people have access to basic services and minimum adequate shelter.

The different types of emergency assistance provided included:

- Emergency assistance in Collective Centres
- NFIs including (bedding set, mattresses, kitchen set, hygiene kit, etc.)
- Winterization and sealing off (includes tarpaulins, plastic sheeting, cash and other construction materials such as windows and doors, which would allow to seal-off a minor and major damaged house from the winter).

For details of Emergency Assistance provided, please see the Shelter Cluster Factsheet from May 2015.

2.2 Temporary Solutions provided to date

Temporary assistance is provided to families immediately after the crisis as a temporary solution to bridge the gap between the emergency response and permanent reconstruction or until a durable solution is reached. Temporary solutions should be provided to families who have had their houses totally destroyed or severely damaged and where their property is uninhabitable. Solutions may include:

- Collective centres (months)
- Cash for Rent also called TSCA (months)
- Prefabricated caravans or Temporary Displacement Sites (TDS) (months)
- Temporary shelter (2-5 years)
- Finishing off of partially finished buildings (2-3 years)

⁴ Carried out by UN-OCHA and MoSA in partnership with UNRWA and NRC (UDOC)



2.2.1 Ineligibility Criteria to get Cash for rent assistance

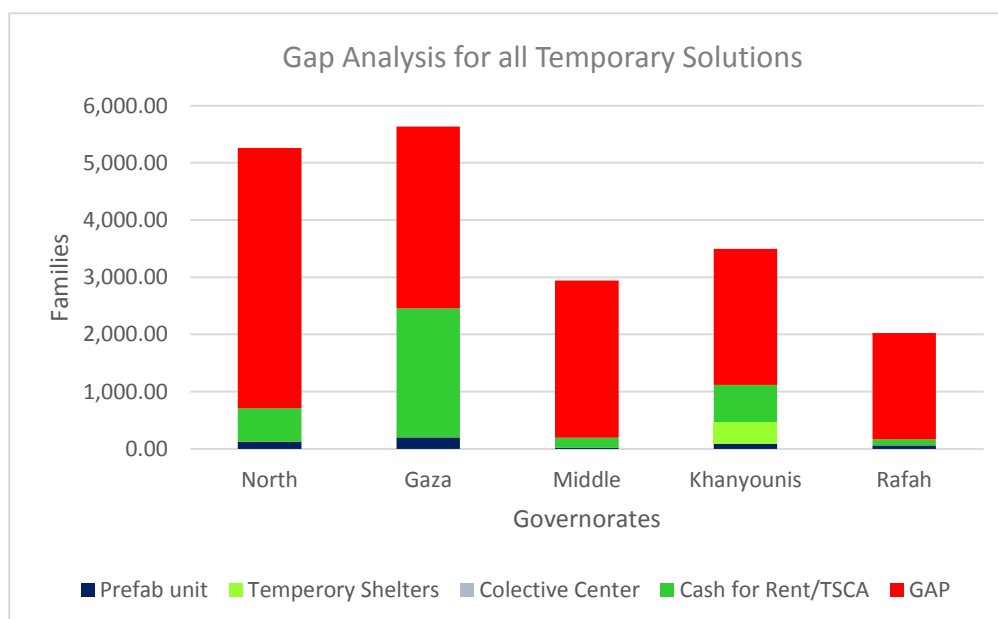
- The family owns more than one housing unit
- The destroyed unit was unoccupied before the destruction
- Ownership documents are not provided
- Duplication of TSCA assistance is not allowed

Completed

# of families assisted	Organisations	Type of assistance received	Budget range
12,528 refugee families	UNRWA	Cash for rent for the period of 01/09/2014 until 30/07/2015	\$200-\$250/month \$500 reintegration package
3,775 families	UNDP	Cash for rent until 31/12/2015	\$200-\$250/month \$500 reintegration package
370 families	CRS	Temporary Shelter (suitable for 5 years)	\$5,500-\$11,000
500 families	QRC; Human Appeal; IR-PAL; Arab & International Commission to Build Gaza; Oman Charitable Organization; Jordan Hashemite Charity Org.	Caravans (the quality and appropriateness of the caravans significantly varies from one agency to another)	\$5,000-\$10,000
TOTAL 17,173 families		Temporary assistance	

Gap

# of families in need of assistance	Gap
184 families	have received no temporary assistance (who are eligible)
12,528 refugee families	have received TSCA until August 2015, but are in need of cash for rent or support to improve their living standards
425 families	living in caravans that need winterisation assistance
TOTAL 13,137 families need temporary assistance	out of the 18,165 families who have been displaced due to the 2014 escalation



This graph highlights Coverage and gaps in different types of temporary assistance provided to all families whose house has been severely or totally destroyed.
NB: *The gap has increased since rental assistance to for refugees was discontinued from Sep 15.*



2.3 Durable Solutions

Durable Shelter assistance is provided immediately after the crisis when and where possible. Some durable options can be provided quickly, such as repair assistance, whereas permanent construction of new houses can take several months and includes several stages such as design proposal, building permit approval, mobilisation of contractors and funds, construction and handover of the final building. This solution may include:

- Repairs of minor, major and severely damaged housing units
- Construction of new houses for the totally destroyed houses

Completed

# housing units assisted	Organisations	Type of assistance received	Budget range
66,874 housing units	UNRWA	Cash for repairs ⁵	Up to \$20,000
552 housing units	UNDP/MOPWH	Cash for repairs	Up to \$20,000
2,197 housing units	NORG/MoPWH	Cash for repairs	Up to \$20,000
1 housing unit	UNWRA	Reconstruction	\$50,000/unit

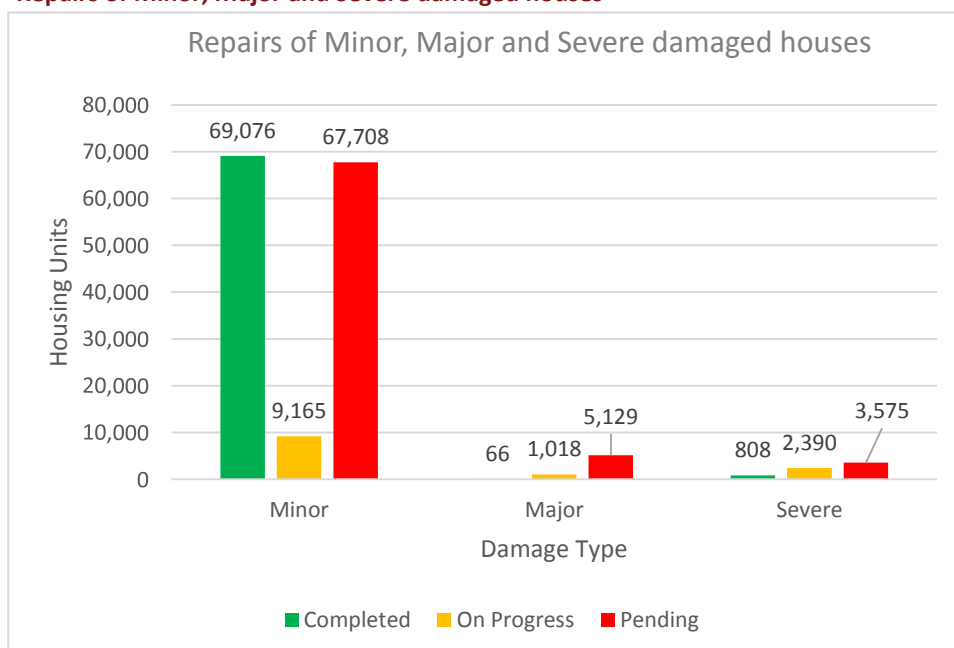
In Progress / Funded

# housing units assisted	Organisations	Type of assistance received	Budget range
11,813 housing units	UNRWA	Cash for repairs	Up to \$20,000
660 housing units	UNDP/MoPWH	Cash for repairs	Up to \$20,000
100 housing units	Secours Islamique France	Cash for repairs	Up to \$20,000
1,134 housing units	MoPWH , UNRWA	Reconstruction ⁶	\$50,000/unit
2,250 housing units	Multi Org. (funded)	have confirmed funds for reconstruction	\$50,000/unit

Gap

# families	Gap
74,736 families need repair assistance	out of the 158,561 families with damaged houses
11,449 housing units need full reconstruction	out of the 12,584 totally destroyed units ⁷
9,199 housing units require funding for reconstruction	

Repairs of Minor, Major and Severe damaged houses



This graph shows the number and progress of repair assistance provided to housing units with Minor, Major and Severe damage.

⁵ 69,076 housing units received cash for repairs (Minor Damage)
808 housing units received cash for repairs (Severe Damage)
12,573 housing units received a first cash payment for repairs (Minor, Major and Severe damage)

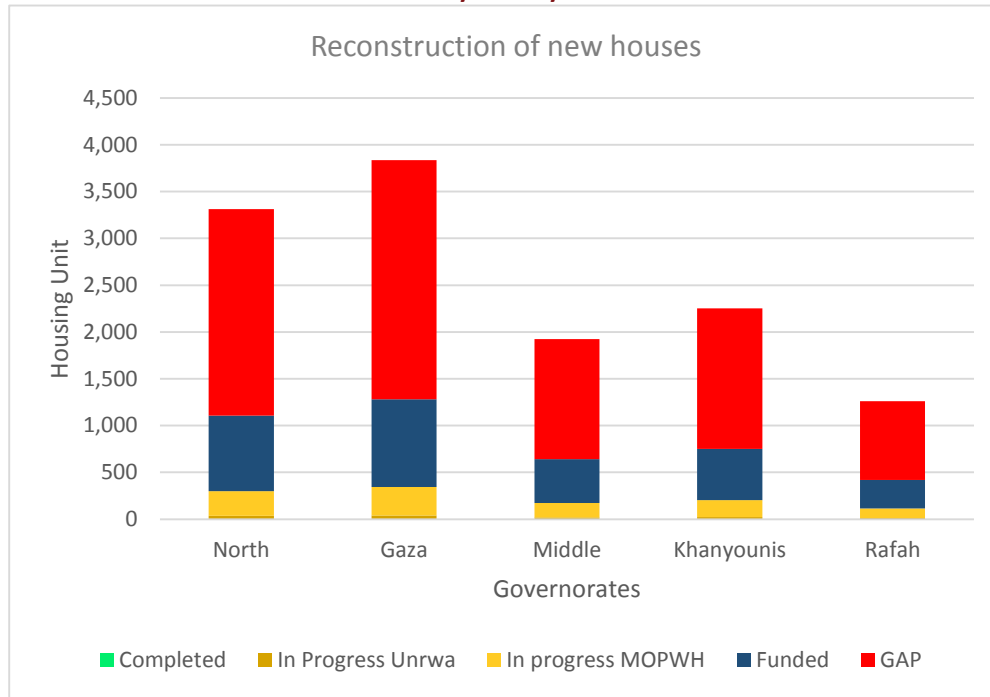
⁶ Qatar Fund first payment for 1,000 units
UNRWA first payment for 135 units

⁷ 1,135 new houses have started reconstruction, a further 2,250 are confirmed funded but not yet started.



The monitoring of repairs is carried out differently depending on the level of damage and amount of cash assistance. The Shelter Cluster is pursuing further information on how many families who have received cash assistance have actually repaired their house. Organisations providing cash assistance are encouraged to carry out monitoring of their interventions to ensure the success of their activities. In the event where this cash assistance was not sufficient for the actual repair an additional support assistance might be required.

Reconstruction of houses from the totally destroyed caseload



This graph shows the level of reconstruction of houses for those with Totally Destroyed houses. The funded section represents the funds donated to the government for the reconstruction of new housing units. The geographical allocation is based on assumption of % of damage per area. This might not represent the reality of how the funds will be allocated.

3. GRM is a tool to import ABC materials into Gaza

As of 27th October, over **122,029** individuals requiring ABC materials for shelter repairs have been cleared to purchase materials under the GRM.

Out of these, **95,711** beneficiaries have procured full or partial quantities of their allocated construction material under the shelter stream to date.

For the residential stream, out of the **4,764** participants, **4,260** individuals requiring ABC materials have been cleared, while **2,523** beneficiaries have procured partial quantities and **22** beneficiaries have procured full quantities.

For further information: <http://grm.report/>

For further information on ABC imports, refer to Aug Construction Material Factsheet or contact the Shelter Cluster.

*** Damage data details**

*The table below presents the number of **housing units** damaged or destroyed after OPE. Currently most of the assistance up to date has been provided directly to families rather than housing units (eg. emergency assistance: NFIs; Temporary Solutions: rental subsidies). Assistance for Durable Solutions such as repair of partial damages and reconstruction of destroyed homes are dealt differently among shelter cluster agencies, some agencies are providing assistance per housing units, and others per families. The Shelter Cluster is working towards harmonising shelter interventions.*



	Destroyed		Severely		Major		Minor	
	Refugees	Non Ref.	Refugees	Non Ref.	Refugees	Non Ref.	Refugees	Non Ref.
North	2,859	452	1,648	302	951	268	22,021	9,816
Gaza	1,746	2,091	968	830	655	1,579	29,018	6,910
Middle	1,783	141	964	54	699	79	25,534	1,030
Khanyounis	1,613	639	943	300	1,150	541	22,228	4,552
Rafah	1,116	144	729	35	245	46	23,320	1,520
TOTAL # Housing Units	9,117	3,467	5,252	1,521	3,700	2,513	122,121	23,828
TOTAL # Housing Units	12,584		6,773		6,213		145,949	
TOTAL # Families*	10,867		7,298		6,584		158,161	

Data source

The information provided above presents the information shared by Shelter Cluster Partners. Currently most partner organizations are sharing information, however some are only sharing partial data and this might explain some of the discrepancies and assumptions made. We encourage all actors implementing shelter activities to share their data with the Shelter Cluster in order to improve the overall understanding of the shelter sector, including damage assessment and shelter activities. The Shelter Cluster does not report on the private sector activities but only on the assistance provided by actors involved in the shelter cluster.

Definition

Housing unit or household is a house or an apartment occupied by a group of people related to each other forming a nuclear or/and an extended family. In some case it may include one or several families.

A family is defined by most agencies as a group of people living in the same housing unit, with one kitchen and are eating together. UNRWA defines a family as per their registration card.

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