

Shelter Assessment West and Middle Bakaa

1. Context

This mission was undertaken from 19 March to 5 April 2012 to assess the shelter options for displaced Syrians in West and Middle Bakaa. The shelter needs must be evaluated with respect to the current situation. Presently, there is a relatively small-displaced population of approximately 5000 person or 825 families. Half of the displaced Syrian families have taken residence in rental accommodations (50%) and the other half are divided into living in nomadic camps (26%) or hosted with families or living in shelter provided of the local community (24%). Information was obtained from site visits as well as from the UNHCR/DRC field team and through shelter working group meetings, discussions with local leaders, the displaced and the shelter findings table of 1 April 2012, is based on information collected from AZHAR, the collation of NGO, and the displacement figures has per reporting date the 19 of April increased with 15 to 20 percent.

The recommendations made in this report have been based by the following assumptions:

- The displacement situation could become protracted, extending through winter 2012/2013 and beyond;
- Barring a major or mass influx situation, it is unlikely that one shelter solution would be ideal for all and instead, different options will be pursued for different subsets of the population.

2. Methodology and baseline identified

By the reporting day (April 12th) 18 sites have been visited, mapped with GPS positions, photo registered, and detailed information collected based on two type of site visit:

- 1) Potential collective shelters – Table I (see below):
 - Four displaced families visited and interviewed;
 - Five public school including meeting with principals and mokhtars;
 - Seven public and private abandoned structures inclusive meeting with owners and mokhtars;
- 2) Potential campsites – Table II (see below):
 - Six potential campsites inclusive meeting with principals and mokhtars.



Mapped potential collective shelters

List of potential collective Shelters

| # | Location and type of shelter | Structure | GPS position | Altitude | Owner | Rehabilitation needs | Investment needs | Preparedness weeks | Possible tent extension | Capacity Families/ persons | Remarks |
|----|---|-----------------------|------------------------------|----------|---------|----------------------|------------------|--------------------|-------------------------|----------------------------|--|
| 1 | Chtaura, Middle Bakaa Apartment building | Abandoned structure | 33.809665° N 35.860654° E | 915 | Private | ** | *** | 6 | No | 65/325 | Conditions need to be negotiated with owner |
| 2 | Chtaura, Middle Bakaa, Warehouse and offices building | Abandoned structure | 33.817664° N 35.877830° E | 954 | Private | * | * | 1 | No | 30/150 | Rental basis |
| 3 | Dnaibe, Rashaya School Building | Abandoned structure | 33.467663° N 35.746002° E | 840 | Public | * | - | 1 | Yes | 12/60 | 4 families hosted (16 persons) per 1/4-2012 |
| 4 | Taanayel, Middle Bakaa, Moske and apartment building | Abandoned structure | 33.803321° N 35.868339° E | 922 | Private | * | ** | 3 | No | 40/200 | Owner planning to set up camp in the backyard |
| 5 | Saasnayal, Middle Bakaa Farm house | Abandoned structure | 33.813175° N 35.883338° E | 1410 | Private | ** | *** | 6 | Yes | 35/175 | Conditions need to be negotiated with owner |
| 6 | Majdel Anjar, Middle Bakaa, Makasid primary school | Public school in use | 33.702834° N 35.902829° E | 997 | Public | - | ** | 3 | Yes | (10/50) | 20 per. staying over night extension possibilities |
| 7 | Majdel Anjar, Middle Bakaa Old primary school | Abandoned structure | 33.704667° N 35.902504° E | 1014 | Public | ** | * | 4 | Yes | 10/50 | Immediately access |
| 8 | Majdel Anjar, Middle Bakaa Fitness hall | Shop/ garage | 33.708664° N 35.909837° E | 958 | Private | * | - | 0 | No | 28/40 | Only temporary hosting |
| 9 | Kfra Danis, West Bakaa School building | Abandoned structure | 33.708258° N 35.910124° E | 1155 | Public | * | * | 0 | No | 28/40 | Immediately access |
| 10 | Rashaya, Rashaya School building | Partly empty building | 33.852501° N 35.986508° E | 915 | Public | * | * | 2 | No | 30/150 | Building partly occupied |
| 11 | Rashaya, Rashaya School building | New school building | 33.510164° N 35.839830° E | 1173 | Public | - | - | 0 | No | 40/200 | Only temporary hosting |
| 12 | Rafid, West Bekaa One floor building | Independent buildings | 33.825332° N 35.850068° E | 944 | Private | - | - | 0 | No | 14/70 | Only temporary hosting |



Mapped potential collective campsites

| List of potential campsites | | | | | | | | | | | |
|-----------------------------|--|------------------|------------------------------|----------|---------|---------------------------------|--------------------------|-------------------|--------------------|------------------|-------------------------------------|
| # | Location and type of land | Surface | GPS position | Altitude | Owner | Access to water and electricity | Suitable transition site | Suitable Campsite | Approximately size | Capacity persons | Remarks |
| 1 | Majdal Anjar, Middle Bakaa, Village - Uncultivated land | Light stone Flat | 33.710012° N 35.909156° E | 963 | Public | *** | * | *** | < 50,000 | < 5,500 | Next to sport stadium |
| 2 | Majdal Anjar, Middle Bakaa, Village - Sport Stadium | Grass Flat | 33.709833° N 35.909332° E | 962 | Public | *** | *** | * | < 4,000 | < 450 | Fenced site |
| 3 | Jib Jinnin, West Bakaa Semi village - cultivated farm land | Grass Flat | 33.636747° N 35.778455° E | 846 | Public | * | * | ** | < 50,000 | < 5,500 | Outskirts of village |
| 4 | Bar Elias, Middle Bakaa Village - cultivated | Light stone Flat | 33.776336° N 35.906164° E | 869 | Public | *** | * | *** | < 50,000 | < 5,500 | Inside village next to hospital |
| 5 | Anjar, Middle Bakaa Semi village - garden | Grass Flat | 33.745718° N 35.930302° E | 874 | Private | * | ** | ** | < 4,000 | < 450 | Partly fenced and structure for use |
| 6 | Hawsh Al Harime, West Bakaa Cultivated fame land | Grass Flat | 33.424791° N 35.508310° E | 856 | Public | * | * | ** | < 50,000 | < 5,500 | Easy access |

Interviews have been conducted in two groups: 1) with displaced families hosted with Lebanese families and relatives or living alone in nomadic dwellings, and all of these families are staying for free; 2) a second group is living in rented accommodation or are committed to pay rent for accommodation in the scale of USD75 to 200 monthly.

The displaced “extended” families have fled their homes and have all explained that they are spread out and have left family, fathers, mothers, brothers and sisters behind in Syria and currently have no contact or knowledge of their fate. The displaced have in general no idea how long to stay or when they will return, but they feel safe in their temporarily placement. None of the interviewed has requested immediate help with regard to shelters.

The majority of the displaced arrived in the beginning of March 2012, and approximately 80% from the urban cities, Homs and Hama, arrived through the official Lebanese/Syrian border while a minority crossed the border illegally and do not have permits to stay in Lebanon.

The number of displaced in West and Middle Bakaa, as of 1st of April, is approximately 5,000 persons or 825 families. Approximately 2/3 of these families are settled in semi urban areas such as Saadnayel, Al Faour, Majdal Anjar and Bar Elias, and the remaining 1/3 are evenly distributed throughout villages in the two regions, with an average increase in the population of 1,3% in West Bakaa and 2.8% in Middle Bakaa. There is a limited burden on the host communities, except in the concentrated semi urban areas.

Only 14% of the displaced in West and Middle Bakaa are hosted with local hosts, in comparison with the more welcoming community in Wadi Khaled, Akkar where 90%, or in Irsal and Baalbek, North Bakaa where 70% are hosted directly with a Lebanese family and supported by the local community, even though job opportunities are very limited in the North in contrast to West and Middle Bakaa where the income possibilities are higher and where the displaced, in general, are better educated.

SHELTER FINDINGS - 01.04.2012
West and Middle Bekaa

| Region | Village Name | Number of | | | Way of living | | | | Number of | | |
|--------------|--------------------|---------------------------|--------------|------------------------|----------------------|------------------|----------------------|--------------------|----------------------------------|---------------------------|-----------------------------------|
| | | Persons | Families | Female headed families | Rented accommodation | Nomadic shelters | With hosted families | Un-hosted families | Household (total) in the village | % increased of population | Unfinished houses in the villages |
| West Bekaa | Marj Al Zohour | 17 | 4 | 0 | 3 | 0 | 1 | 0 | 80 | 5.0 | 10 |
| | Hawsh Al Harime | 91 | 26 | 6 | 22 | 0 | 0 | 4 | 600 | 4.3 | 40 |
| | Mdawkha | 129 | 22 | 3 | 13 | 2 | 3 | 4 | 500 | 4.4 | 15 |
| | Jib Jinnin | 21 | 4 | 0 | 1 | 3 | 0 | 0 | 2,500 | 0.2 | 75 |
| | Al Rawda | 38 | 8 | 3 | 3 | 1 | 2 | 2 | 250 | 3.2 | 20 |
| | Kfar Dinis | 11 | 3 | 0 | 3 | 0 | 0 | 0 | 700 | 0.4 | 30 |
| | Al Khyara | 17 | 2 | 0 | 2 | 0 | 0 | 0 | 150 | 1.3 | 10 |
| | Al Sultan Al Tahta | 13 | 2 | 0 | 2 | 0 | 0 | 0 | 400 | 0.5 | 10 |
| | Al Sultan Yaaqoub | 26 | 5 | 0 | 1 | 1 | 2 | 1 | 300 | 1.7 | 15 |
| | Al Sowairy | 42 | 10 | 3 | 3 | 2 | 2 | 3 | 1,000 | 1.0 | 45 |
| | Al Qaraoun | 17 | 4 | 0 | 0 | 2 | 2 | 0 | 1,100 | 0.4 | 35 |
| | Al Mansoura | 46 | 8 | 3 | 3 | 1 | 2 | 2 | 300 | 2.7 | 18 |
| | Khirbet Roha | 78 | 13 | 3 | 11 | 0 | 2 | 0 | 450 | 2.9 | 23 |
| | Ghazza | 73 | 16 | 3 | 4 | 5 | 4 | 3 | 1,250 | 1.3 | 25 |
| | Kamid Al Lawz | 28 | 5 | 0 | 1 | 1 | 1 | 2 | 1,200 | 0.4 | 70 |
| | Al Biri | 37 | 8 | 0 | 4 | 2 | 0 | 2 | 450 | 1.8 | 35 |
| | Al Marj | 122 | 27 | 5 | 15 | 5 | 4 | 3 | 1,400 | 1.9 | 45 |
| | | Total West Bekaa | 806 | 167 | 29 | 91 | 25 | 25 | 26 | 12,630 | 1.3 |
| Middle Bekaa | Saadnayel | 2,149 | 307 | 23 | 150 | 85 | 49 | 23 | 2,300 | 13.3 | 25 |
| | Al Faour | 346 | 57 | 15 | 5 | 43 | 5 | 4 | 250 | 22.8 | 20 |
| | Makse | 133 | 18 | 0 | 4 | 7 | 5 | 2 | 900 | 2.0 | 15 |
| | Kfar Zabad | 26 | 4 | 0 | 2 | 0 | 2 | 0 | 700 | 0.6 | 35 |
| | Taalbaya | 57 | 11 | 1 | 4 | 3 | 2 | 2 | 650 | 1.7 | 60 |
| | Taanayel | 113 | 24 | 2 | 8 | 5 | 8 | 3 | 400 | 6.0 | 10 |
| | Jdeita | 89 | 22 | 0 | 11 | 3 | 3 | 5 | 450 | 4.9 | 10 |
| | Zahle | 43 | 8 | 0 | 6 | 2 | 0 | 0 | 6,000 | 0.1 | 50 |
| | Qub Elias | 73 | 12 | 2 | 9 | 3 | 0 | 0 | 3,000 | 0.4 | 100 |
| | Majdal Anjar | 341 | 71 | 6 | 31 | 25 | 8 | 7 | 3,500 | 2.0 | 120 |
| | Bar Elias | 757 | 121 | 29 | 86 | 15 | 10 | 10 | 5,000 | 2.4 | 200 |
| | | Total Middle Bekaa | 4,127 | 655 | 78 | 316 | 191 | 92 | 56 | 23,150 | 2.8 |
| | Grand total | 4,933 | 822 | 107 | 407 | 216 | 117 | 82 | 35,780 | 4 | 1,166 |

3. Current types of shelter/coping mechanism and suggested response

a) **Rented accommodation (approximately 50%)**

Findings: an unknown portion of tenants are committed to pay rent and it is predicted that a higher rate of families will dropout in the near future if not financially supported.

Recommendation:

- NFI distribution,
- No support to individual rental agreements in the movement (need in-deep social economic assessment)
- Transfer “dropout” to managed collected shelters.

b) **Nomadic dwellings (approximately 26%)**

Findings: the dwellings will be reoccupied when the seasonal workers at the beginning of May. The majority of the displaced will need to find alternatives or be integrated into the nomadic dwellings.

Recommendation:

- NFI distribution,
- Environmental improvement (gas cooker) and WASH support.

c) **Hosted with families, friends or strangers (approximately 14%)**

Findings: minor dropout is expected as the relationship between the host and displaced overtime will be exhausted.

Recommendation:

- Extended NFI distribution,
- Light shelter and WASH improvement,
- Extended food and hygiene kit to cover the host,
- *Extending living space (with the box) where suitable or¹,*
- Refer “dropout” to **managed** collected shelters.

d) **Un-hosted shelters – unmanaged (approximately 10%)**

Findings: community or self-assigned shelters of various types: shed, shops, prayer halls, etc, in general with limited access to WASH.

Recommendation:

- NFI,
- Shelter and WASH support,
- *Extending living space (with the box) if space is available¹,* and upgrade to **managed** collected shelters where feasible, or as an alternative,
- Transfer displaced to **managed** collective shelter.

e) **Collective shelters – managed (0%)**

Findings: no managed collective shelters are operating today, but 12 potential collective shelters have been identified with a maximal capacity for 332 families or 1,650 persons. The general conditions of identified building varies but generally require significant rehabilitation and investment. Very few public buildings/square meters have been identified for immediate access.

Recommendations:

- NFI,
- Continuation in identifying appropriate structures, and refurbishment into managed collective shelters,
- *Extending living space (with the box) if space is available, and more capacity is needed¹.*

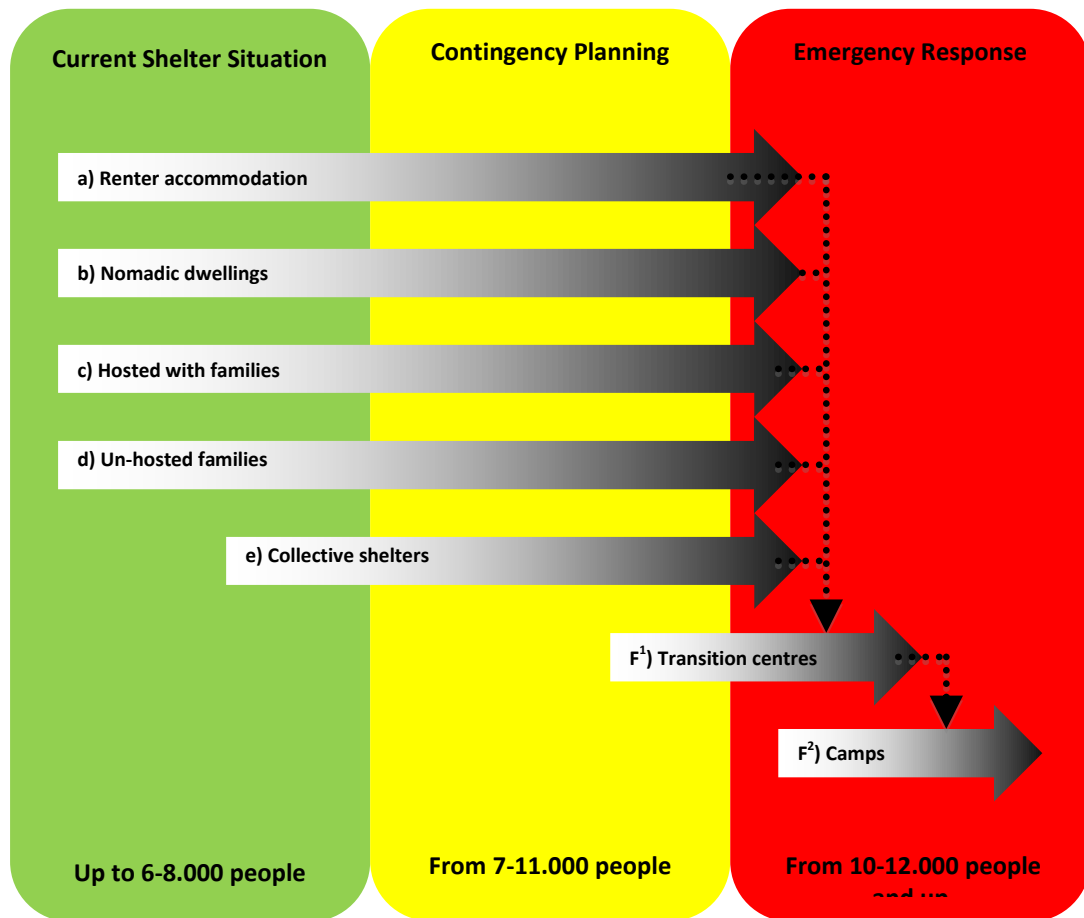
f) Transferring and/or campsites (0%)

Findings: So far, six potential campsites have been identified in various villages mostly in middle Bakaa, all guided by the respective village mokhtar. No shelter response mechanism is in place (present into emergency) to shelter displaced that can't be absorbed by the communities in the present context, or to manage a growing displacement.

Recommendations:

- Continue identifying secure places such as enclosed sports arenas with access to appropriate infrastructure and services to screen and accommodate displaced when/if the existing absorption capacity can't cope with the displacement, or in case of major influx,
- Allocate and train shelter staff for this response and to prepare for mass influx, including stockpiling of shelter materials such as tents, distribution units, offices (*the box*), fencing material, kitchens, latrines, water tanks, etc.

DRC Lebanon Shelter Response 2012 – Middle & West Bekaa



¹ More capacity/volume added, see attachment

4. Proposed phases in the shelter response related to rehabilitation of existing buildings

- Immediate shelter needs/response:
The immediate needs/findings are: moderate rehabilitation of installations, electricity and water for improving cooking facilities and hygiene, moderate rehabilitation of doors, windows and existing structures to close the shelters.
- Mid-term shelter needs/response:
Moderate rehabilitation of existing wall and roof etc. to extend existing unutilized or ruined living space. Sealing buildings for the winter including provision of heaters and chimneys.
- Longer-term shelter needs/response:
The following could help long-term hosts to cope better: providing materials to create temporary walls in homes, building or expanding bathrooms, cooking areas and additional rooms (the box).

5. Suggestions and way forward

- All displaced with needs shall receive NFI kits, and displaced families hosted with Lebanese families should receive extended food and hygiene kits.
- When a team of outreach workers is established, conduct focus group discussion based on shelter cluster questionnaire with special focus on the displaced financial flexibility and income generating activities.
- Develop a priority plan for selection of abandoned buildings based on need, cost and capacity for subsequent implementation, and develop an action plan, timeframe and budget for the recommendations mentioned in *“Proposed phases in the shelter response related to rehabilitation of existing buildings”*(section 4 above)
- Make a sample of **“the box”** and further discuss and clarify the realistic prospects and timeframe for providing transitional shelters to refugee families: 1) hosted with families; 2) living in un-hosted shelters; 3) collective shelters; 4) establishment of small dwellings for 6 to 10 families inside the existing villages, and 5) as service units in case of larger or mass influx.
- It is recommended that the project of **“The box”** should be designed through a programmatic fusion of shelter and livelihood in an exclusive approach – as a **“ShelterHood”** clone, to support livelihood and income generating activities and, create capacity for the displaced population. A **“ShelterHood”** proposal will be submitted independently.
- Design a **“ShelterHood”** response project, as a realistic prospect for providing transitional shelters for displaced families with no possibility or desire to return to Syria. This consists of three elements: 1) production of **“The Box”** as a simple module; 2) stockpiling and management for emergency response and; 3) response team to sample the box or family room on the site.
- Use the collective shelters common facilities: toilet; bathrooms and kitchens etc., in case of minor influx (from 25 to 50 families) and create minor **“The Box”** sites in direct connection to these collective shelters.
- As a continuous task, identify and select campsites in both West and Middle Bakaa and develop a contingency plan in case of major influx of displaced persons for approximately 2,000 families/10,000 persons, and emergency response plan for mass influx of displaced for 10,000 families/50,000 persons or more.

Annexes attach:

- “The ShelterHood Box”

Challenges meet under the assessment:

- Lack of background information and beneficiaries registration – who is who?
- No directly contact with national authorities for coordinating and selecting of public property.

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