

RAPID SHELTER SECTOR ASSESSMENT

FACT SHEET #2- TONGPING SITE, JUBA

SOUTH SUDAN, FEBRUARY 2014



Context

Since the beginning of the crisis in December 2013, a total of 701,968 civilians have been displaced by armed violence and insecurity. Across the country, 78,955 internally displaced persons (IDPs) have sought shelter and protection at the bases of the United Nations Mission in the Republic of South Sudan (UNMISS), as well as at several displacement sites, mainly in Unity, Lakes and Upper Nile states.

At the time of the assessment, 25,517 IDPs had been registered at the UNMISS Tongping compound, situated near Juba airport. The site suffers from strong congestion issues and new arrivals are being directed to the UN House, also called Juba 3, site. Around 15,744 IDPs have currently been registered at UN House. Civilian populations affected by the ongoing fighting have also gathered in UNMISS bases located in the main urban centres of the country, particularly in Bor (10,238 IDPs), Bentiu (around 2,000 IDPs) and Malakal (around 26,880 IDPs).

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 to South Sudan on the 13th of January 2014, including dedicated specialist capacity on Geographic Information Systems and mapping.

Methodology

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

The REACH assessment team facilitated training of 16 enumerators from the site and two ACTED national staff, on the methodology of the assessment, and specifically on the assessment questionnaire and on 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 10,732 households, a sample of 371 households was used as a target, in order to obtain a 95% level of confidence and a 5% margin of error¹ when analyzing the findings.

A total of 474 household interviews have been collected, allowing generalization of findings to the overall population of the site. For security reasons, a meeting with the community leaders was organized to present them the goal and scope of assessment as well as to ask them to disseminate the information within their communities. Teams of two enumerators were sent to each part of the Protection of Civilians (PoC), each of them having received a particular area to cover. These areas were selected according to the understanding of the site by the population and enumerators themselves. The assessment was conducted January 29st – 31st, 2014.

¹A 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

Nationality and ethnic affiliation

The displaced population staying at Tongping is comprised mainly of **South Sudanese** individuals (99.8%). Foreign citizens were also a small part of the sample (0.2% of the households from the sample was from **Ethiopia**). This could be partly explained by the fact that, at the time of the assessment (28th to 30th of January), most foreign nationals had been relocated to UN House because the Tongping site was already congested.

The vast majority of the displaced population included in the sample are from the **Nuer** ethnic origin (95.8% of the sample). The sample also included a small proportion of **Equatorian** (1.7%), **Shilluk** (1.7%), **Dinka** (0.4%) and **Anyuak** (0.2%).

Place of origin and displacement pattern

The great majority of the surveyed population (86.5%) currently staying at the Tongping site was living in **Juba County** prior to the crisis. The other displaced households originate mainly from Rubkona (2.3%) county in Unity State; from Bor South (1%) and Uror (2.7%) counties in Jonglei State; and from Malakal (0.8%) county in Upper Nile State.

As shown in the map in Annex 2, the **405 households** who reported living in Juba Town (**85%**) are from neighbourhoods that are geographically located near the Tongping site, such as Mangaten, Myia Saba, New Site, Hai Tongping or Hai Munuki. Some surveyed IDPs also originate from neighbourhoods located further away from the Tongping site, such as in Jebel (4%), Khor William (3%) or Lologu (2.5%).

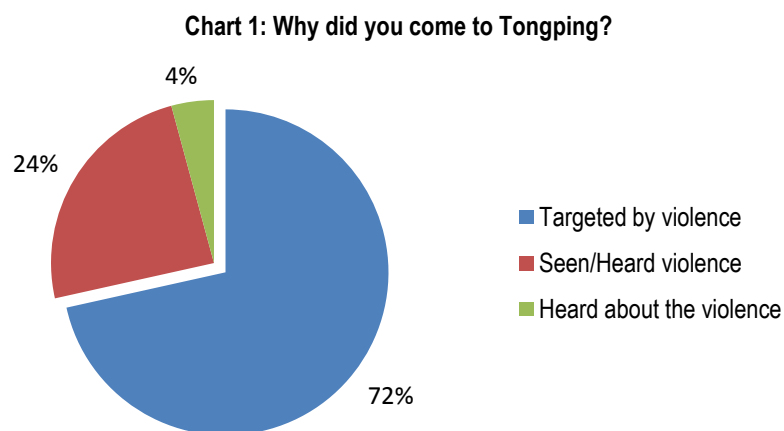
The majority of the assessed households (86.5%) reported that the Tongping site was their first place of displacement. The other IDP households were first displaced elsewhere in the Juba urban centre (6%), to another UNMISS base (2%), to Saint Theresa Kator Church (2.5%), and to other places around Juba (3%), such as Don Bosco, Mahad School and Hai Malakia.

Displacement

Causes of displacement

Chart 1 summarizes the **main reasons** why assessed households fled their original settlement. **72%** of the respondents stated that they fled their home because they were directly targeted by violence.

Over half of displaced households (**81%**) reported that the primary reason they came to Tongping was to seek **physical protection**. A proportion of assessed households (**10%**) reported that they came to the UN House site **only to receive assistance**, such as food, health, shelter. A small proportion of displaced households (**5%**) stated they came to the Tongping site in order to seek **physical protection** and **receive assistance**. 1% also mentioned coming to Tongping to be with their community.

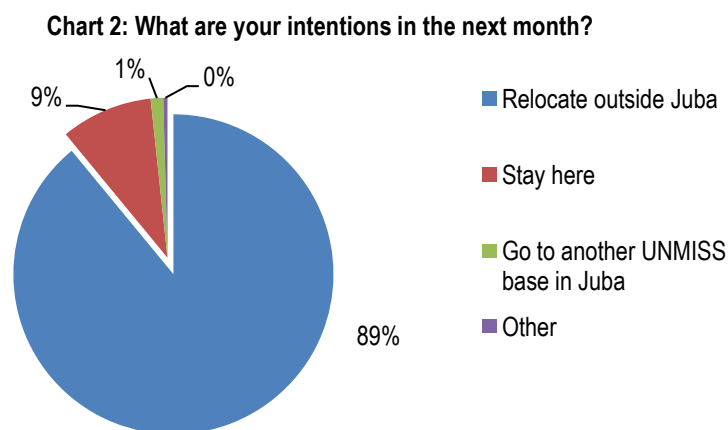


Security at the displacement site

Less than half of the assessed IDPs (**46%**) reported **feeling safe** at the Tongping site. Among the displaced households who reported not feeling safe at the Tongping site, the majority (**54%**) explained that this was caused mainly by the **perceived level of general violence within the site** itself, and 20% explained that this was due to the **perceived general violence outside the site**. A small proportion of assessed households (**12%**) also mentioned that they did not feel safe within the site because of the **lack of basic services** available.

Intentions of Internally Displaced Persons

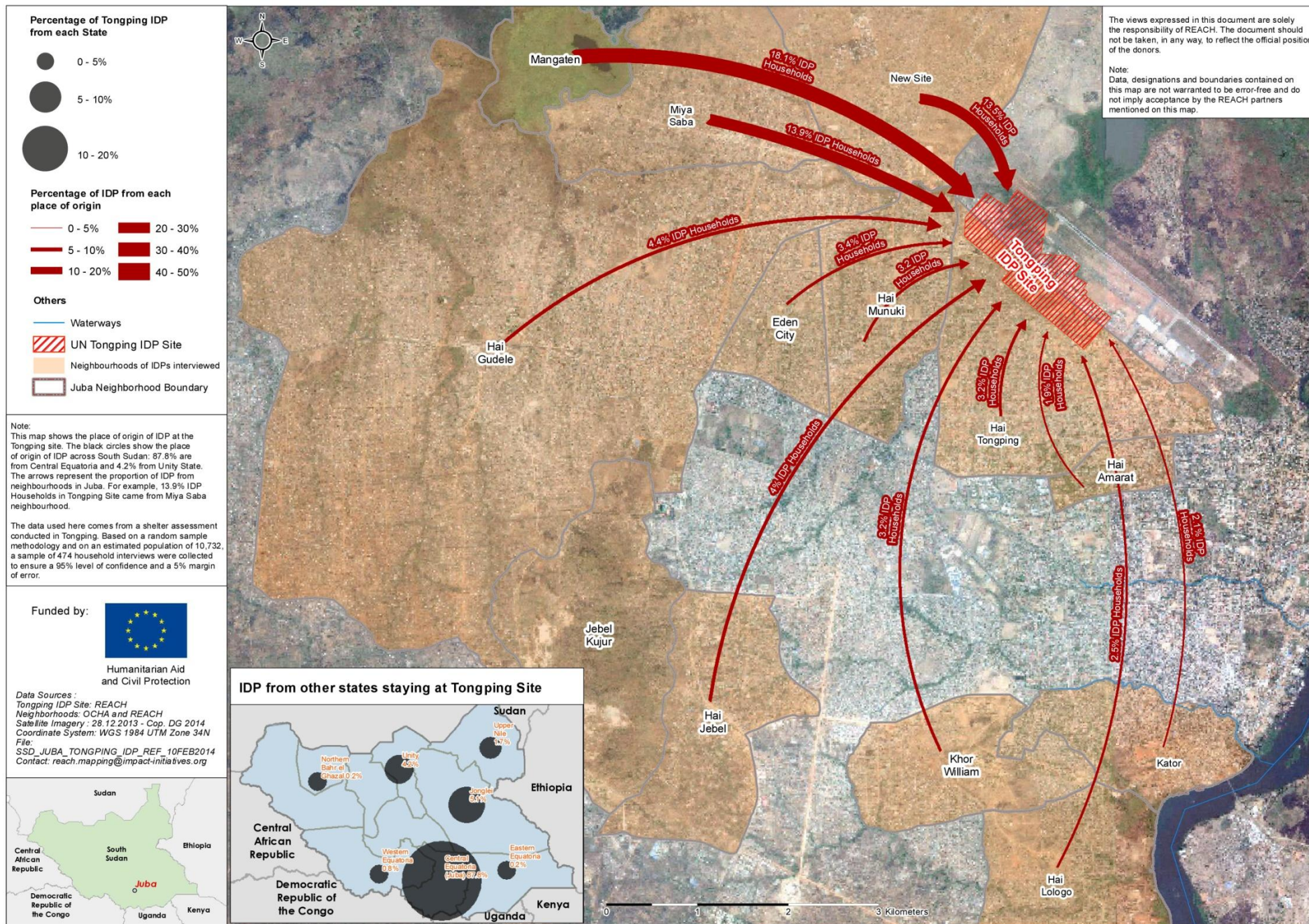
When asked about their intention in the next month, most of the assessed households (**89%**) stated their desire to be relocated outside of Juba Town, as seen in Chart 2. **9%** still intend to **stay on the site** for the next month. Among the **89%** of households that **want to relocate outside** Juba Town, 86% of them want to leave the country (a total of 362 individuals) for neighbouring countries, mainly to go to Ethiopia. Among the households that want to relocate outside Juba, 14% of them want to return to their area of origin, mainly Jonglei and Upper Nile States.



Finally, when asked about the source of information that they trust the most, **92%** of respondents indicated trusting the **United Nations** the most, 4% trusted NGOs, 2% stated trusting nobody, 1% their community leaders and 0.2% stated trusting governmental bodies. Interestingly, no household indicated trusting the radio or the television. It should be noted that the distinction between the UN and NGOs is not necessarily always well understood among target communities.

Place of origin of IDP staying at Tongping site, Juba.

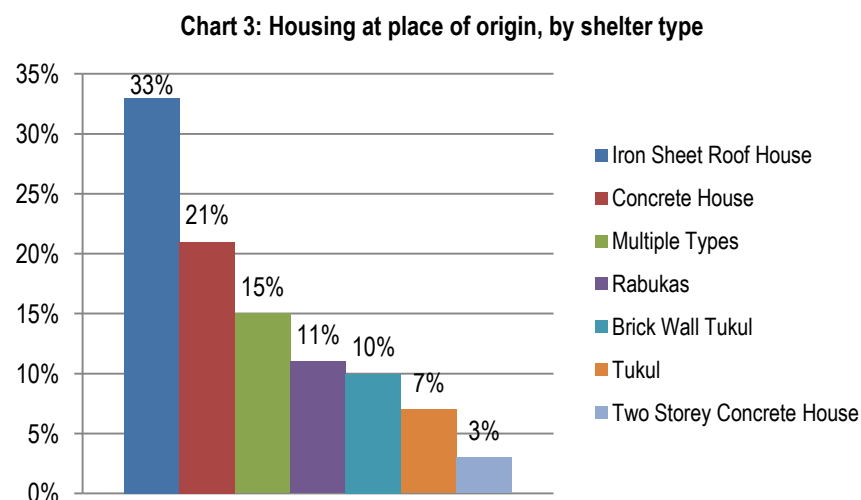
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Housing

Typology of housing

The types of housing reported by displaced households are presented in Chart 3. Several displaced households were living in compounds comprised of several types of housing and are presented in the category 'multiple types of dwellings' in the chart.



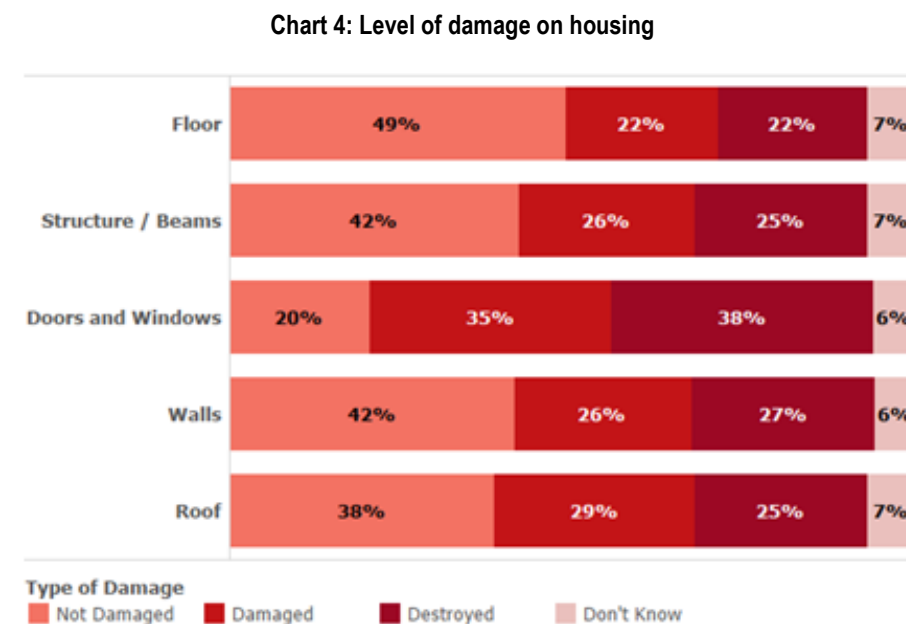
Level of damage to housing

Out of the 81% that received news about the status of their home, 48% of them knew about it because they were able to visit their house, 24% of them received news from their neighbours, 18% received news because their partner was able to visit the house and 9% because another member of their family visited the house. When asked about the amount of damage that their home suffered, out of the 297 individuals that stated having received news about their home, the following trends were observed:

38% of houses had their roof intact, while 25% were destroyed and 29% damaged.

42% of houses had their walls intact, while 27% were destroyed and 26% damaged.

The figures dramatically increase when considering doors and windows: **38% of houses assessed by respondents had their doors or windows destroyed and 35% of them had it damaged.**



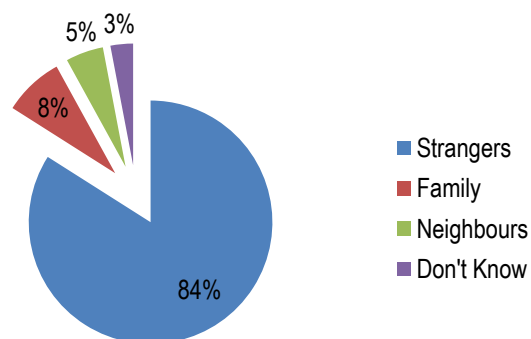
Housing, Land and Property (HLP) rights

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 usual place of residence, and consequently these will also have a critical impact on the shelter sector response.

The vast majority of displaced households (86%) reported owning their houses, but less than half of the assessed population (37%) reported having official documentation proving ownership of their housing.

Over half of the displaced households owning a housing without formal title reported that they did not have official documentation with them because they had either lost the documents (44%); because the documents had been damaged

Chart 5: Percentage of houses (n=182) occupied, by occupant



(28%); or because official titles had never been issued (16%).

Out of the 10% of households that indicated renting their house, 52% had no lease agreement. In 6% of these case, no documentation was initially issued. Documents were also lost (13% of cases) or damaged (28% of cases).

17 households reported occupying a building for free with the agreement of the owner and none reported occupying land without the agreement of the owner.

Finally, cases of secondary occupations are also high, with 48% (182 households) of assessed households stating that their home is currently occupied. Chart 5 shows the occupants that are currently living on the land of 182 households from the sample. Indeed, **32%** of the homes of households from the sample (and 84% of the houses occupied) are currently **occupied by strangers**.

Conclusions & Recommendations

- Just as in the UN House site, the vast majority of IDP households (89%) indicated that they are planning to relocate outside of Juba Town mostly to neighboring countries. This indicates a strong and widespread opinion among the displaced population about the level of insecurity and the lack of hope about a resolution of the current situation in the near future. In order to mitigate the security and other risks associated with spontaneous relocation or resettlement, there is a need to rapidly communicate with displaced populations about these risks, as well as to ensure that appropriate and timely support is provided to IDPs who decide to relocate elsewhere in the country. A part of the population (mainly women and children) is currently moving to neighboring countries using buses that are stationed at the western gate of the site. Once these buses leave the surroundings of the site, there is no way to assess their security along their way to the border.
- There is equally a growing concern about the individual security of the IDPs living in the camp that want to leave the site. The assessment discovered that 61% of the sample households were able to personally visit their home, located mainly around the site. When asked if IDPs were leaving the site during the day, an equal proportion of 59% of the households interviewed stated going out during the day. The population leaving the site is 75% women who go outside to buy food (in 68% of cases) or buy non-food items (11% of cases). Increasing numbers of cases of harassment toward women and rapes have been reported to protection actors on the main roads leading to the site (especially coming from the markets around the site). Reports suggest that men rarely leave the camp. Stronger protection measures should be identified.
- Little more than half of the surveyed IDP households reported that the roof of their house was partly damaged or destroyed. Iron sheets are the most common material used for roofing with 33% of sampled households stating that they have an iron sheet roofed house at home. One quarter of the sample reported living in a concrete house, suggesting that dwellings in the north of the town seem to be more permanent and sturdy than the southern neighbourhoods from which the households assessed in UNHouse stated living in.

Thus it is possible to anticipate a large demand for iron sheets and cement from displaced households who will return to their place of origin and will need this type of material to repair/rebuild their houses. Additionally, iron sheet roofing could constitute an adequate alternative to replace damaged or destroyed rabukas or tukuls (especially as for the latter, grass for the roof will be harder to find as the dry season continues and the more general impact of the environment should be considered). Reconstruction of concrete houses will however require more workforce and knowledge. Shelter interventions to support repairs and reconstruction through the provision of material, and in particular iron sheets should take into account availability of these materials on local markets as well as market dynamics in order to avoid disrupting the local economy.

■ While a large proportion of households reported owning their home (86%), 37% of households report having no official tenure documentation. This number is less than the one recorded through household interviews at UN House. But a third of the households assessed in Tongping still found themselves in a dire situation if they decide to return home. With 32% of households reporting that their houses were occupied by strangers, cases of secondary occupation are higher at Tongping than in UN House.

The shelter sector interventions need to be closely coordinated with the HLP response within the protection sector, notably to ensure that people benefiting from shelter assistance are the actual owners or renters of the houses targeted for reconstruction support. A technical working group on HLP should be set up and facilitated by the HLP focal point within the protection cluster. Shelter and other relevant clusters should designate a focal point to participate in the HLP WG whose main task will be the development of a strategy on HLP in consultation with local authorities. As underlined in the IASC framework on durable solutions for IDPs and refugees, access to HLP rights is a precondition for dignified and sustainable return, local integration/relocation, or resettlement (NB: for refugees). One possibility for this would be to reconvene the pre-existing Land Coordination Forum to discuss return issues. The Shelter Cluster should actively contribute to the development of an overarching protection strategy led by the humanitarian coordinator and which will include measures to address HLP issues that have an impact on the shelter sector response.

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