Syria: Shelter & NFI Needs

Secondary Data Review, October 2016

The Syrian conflict has resulted in 4 million refugees and 6.1 million people internally displaced within the country.[1] The situation continues to create significant challenges, with an estimated 1.5 million people in need of humanitarian assistance.[2] The volatile security situation, as well as limited access, creates a complex environment within which humanitarian actors must respond.

On-going displacement, a deteriorating economy and the reduced functionality of markets have created particular barriers to meeting shelter needs of families, as well as ensuring access to key household items. To date, no comprehensive assessment of the Shelter & NFI needs across Syria has been conducted, creating a significant information gap, limiting the effectiveness of planning and the implementing of an adequate response. In particular, information at the household level on shelter status, availability and access to NFIs, as well as local coping mechanisms, is lacking in most areas of Syria. In some governorates, such as Ar-Raqqa and Deir-ez-Zor where security concerns limit access, information on the shelter & NFIs access and humanitarian needs is generally unavailable.

To address this, REACH, on behalf of both UNHCR and the Shelter and NFI cluster, is conducting the first extensive assessment on shelter and NFI availability, access and needs. This assessment will target accessible areas within the governorates of Aleppo, Ar-Raqqa, Hama, Homs, Deir-ez-Zor Idleb, Da'ra and Quneitra, adopting a mixed methodology approach, including household surveys with a representative sample at the sub-district level, at 95% confidence level and 10% margin of error, supplemented with focus group discussions in areas where it is feasible and safe to do so. Qualitative key informant data collection will be adopted where safety and security concerns impede household surveys, and a separate sample of collective shelters will be surveyed to capture any context specific shelter/NFI needs. The data is intended to inform evidence-based planning and response of shelter/NFI needs across assessed areas. Indicators are being designed in coordination with cluster members and shelter/NFI partners.

To further inform this process, a secondary data review (SDR) has been conducted to provide an overview of the situation to date as well as to identify information gaps which can be feasibly addressed with the planned assessment. Overall, although information does exist regarding the most common types of shelter and tenancy, rent prices, levels of damage and some housing, land and property issues (HLP), data has been gathered sporadically according to partner or time specific needs, often at the sub-district or governorate level. As such, it is not possible to form generalisations on the overall shelter/NFI situation across Syria. Where household surveys have been conducted, the sampling has not been random or representative and therefore can only provide an indication of the situation for the areas assessed. Units of analysis, ranging from household to governorate, as well as indicators assessed have differed substantially, limiting comparability of data.

Specifically, information gaps remain in the following areas: factors driving chosen shelters and decisions to relocate; HLP issues by sub-district; community and household abilities to repair shelter; the most vulnerable types of household; coping strategies adopted; and access to and prices of key commodities in markets. The following report summarises the information available, the gaps that remain and how this will inform the assessment. For the purpose of this review, only secondary data covering target assessment areas has been included.

Summary of data available

Information on the shelter & NFI situation in Syria can primarily be found through the anonymised shelter/NFI Cluster assessment registry, ReliefWeb sources, WASH cluster assessments and existing on-going data collection initiatives such as monthly Humanitarian Situation Overview (HSOS) conducted by REACH, and the Cash-Based-Response Technical Working Groups (CBR-TWG) Market Monitoring Assessment.

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[1] OCHA Syria Website, September 2016.
[2] Ibid, 2016.

It was not possible to conduct a full review of data sources included in the Shelter/NFI Cluster assessment registry as data is anonymised, often with no links to data, reports, tools, methodologies and sampling size. The registry contains a total of 283 assessments (excluding the south assessments included in "SNFI Assessment Registry tool-5"[3]). Based on information contained in the registry, most assessments were carried out between August 2015 and May 2016, with one assessment ongoing and information on data collection dates missing for others. In addition, 231 of these assessments reportedly adopted a household survey (HH) methodology, with the remaining 52 reportedly having adopted a key informant (KI) approach.[4]

In terms of indicators reportedly assessed, this information was not available in the registry for 197 assessments. All 86 remaining assessments reportedly assessed shelter type/conditions and out those 86, 81 assessed the number of people in need for shelter and shelter access/availability. Out of the 86 assessments for which information on indicators was available, none assessed NFI availability/access, or NFI market prices. Further, 58 out of the 86 assessments appear to have assessed NFI needs and the number of people in need of NFI assistance, while 53 assessed shelter/NFI winter needs. As the data collection tools were not directly accessible, no more detail about assessed indicators was available through the registry, and no analysis of the quality of indicators used can thus be included here.

To conduct a meaningful review, the data sources assessed included those where data, reports and indicators were available. The table below outlines the sources with a full list available in the annex:

Table 1: Main sources providing information on shelter and NFI in Syria

Assessment	Source & type	Sector	Data collection method	Date released and date of data collection (DC)	Governorates covered
Whole of Syria Protection Needs Overview 2017	Protection Cluster (report)	Protection, includes shelter issues	Mixed: HH and KI interviews (several assessments aggregated)	October 2016 (DC April to July 16)	All governorates
Whole of Syria Shelter/NFI Sector	Shelter Cluster & Partners (report)	Shelter & NFI	Mixed: HH and KI interviews (several assessments aggregated)	October 2016 (DC April to August 16)	All governorates
WASH Cluster, Syrian Household Assessment	WASH Cluster, with support of REACH (dataset)	WASH (includes Shelter component)	HH interviews, representative at the sub-district level confidence 95% and margin of error 10%.	August 2016 (DC May-June 2016)	Hasakeh, Hama, Aleppo, Idleb, Homs
Hasakeh multi-sectoral needs analysis	REACH (WASH section aligned with Northern Syria Household assessment (report, dataset)	Multi-sector assessment	HH interviews, representative at the sub-district level confidence 95% and margin of error 10%.	September 2016 (DC May-June 2016)	Hasakeh
Urban community profiling assessment	Urban Community Profiling Consortium (UN-Habitat, JIPS, REACH, IMMAP and partners (dataset))	Multi-sector urban profiling	KI interviews	September 2016 (DC August 2016)	Nationwide at the urban level
Humanitarian situation overview in Syria	REACH (factsheets)	Multi-sector monitoring	KI interviews	Latest published	All governorates

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[3] At time of writing, November 2016
[4] It must be noted that this review may not have captured all of the information available on Shelter and NFI in the areas targeted, either as information has not been submitted to or recorded on the registry or is not available for external use

(HSOS)				October 2016	
Northern Syria Market Monitoring Exercise	Cash based response technical working group (CBR-TWG) and REACH (factsheets)	Market assessment	Mixed: market surveys and KI interviews	Latest published September 2017	Idleb, Aleppo, Ar-Raqqa, Hasakeh, Deir-ez-Zor.
Briefing Note: Housing, Land and Property in the Syrian Arab Republic	NRC (briefing note)	HLP issues	Not specified	May 2016	All governorates
Protecting and supporting the displaced in Syria: UNHCR Syria End of Year Report	UNHCR (report)	Monitoring report	Not specified	January 2016	All governorates
Humanitarian Needs Overview	OCHA (report)	Multi-sector overall needs	Not specified	December 2017 (DC in 2016)	All governorates

Overall, household data sources are limited to the WASH Cluster North Syria household assessment[5] and the Hasakeh Governorate Multi-Sector Needs Assessment (MSNA)[6], which provide relevant information on shelter types and tenancies representative at the sub-district level. The Whole of Syria Protection Needs Overview[7] assessed different HLP issues across governorates, using aggregated findings from cluster-led and non-cluster-led assessments using HH and KI interviews. Finally, market prices for rent and some NFI items are evaluated by the REACH monthly Humanitarian Situation Overview in Syria (HSOS)[8] and the Cash Based Response Technical Working Group (CBR-TWG) Market Monitoring exercise[9] across Northern governorates as well as by the Urban Community Profiling assessment[10] conducted for the Humanitarian Needs Overview. A summary of existing sources and information gaps is outlined below:

1. **Number of sources:** There is a **limited number of publicly available sources** focusing specifically on shelter & NFIs or comprising some elements of it. A considerable share of these are either response and aid delivery monitoring documents, or humanitarian planning documents focusing on global estimates of people in need in the respective sectors, or the number of people reached with assistance. This is opposed to a more limited number of sources comprising (representative) needs assessments at a governorate or sub-district level.

2. **Data collection methods:** Only **few relevant sources use a household survey approach as their data collection methodology, limiting the availability of representative findings**. None of the household-level assessments were specifically focused on shelter/NFIs, however they do contain some relevant shelter/NFI indicators such as shelter type, tenancy and household damage. For other sources, the data collection method was either a key informant (KI) approach or was not specified (mainly for planning documents and annual reports). Thus, the majority of data available is **indicative and qualitative at the community level, rather than quantitative and representative at household-level.**

3. **Coverage and administrative level of analysis:** Most available data uses **a national or governorate administrative level of analysis**, very few focus on households at the sub-district level and those which do tend not to cover shelter & NFIs needs comprehensively. All identified sources include Aleppo governorate in their coverage, while the majority also includes areas of Al-Hasakeh and Idleb. Due to access restrictions and security, Ar-Raqqa and Deir-ez-Zor are rarely included in coverage. A minority of identified sources provide information at the governorate or community level, but they are either too broad or only very few communities are covered. Due

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[5] WASH Cluster (December 2016), WASH households assessment
[6] REACH (August 2016) Hasakeh MSNA
[7] Shelter & NFI Cluster (October 2016), Humanitarian Need Overview 2017
[8] REACH (October 2016), HSOS
[9] CBR-TWG & REACH (September 2016), Market Monitoring Exercise
[10] REACH (August 2016), Community Profiles Assessment

to the method of data collection, i.e. predominately purposive and qualitative, a majority of identified findings cannot be considered representative and statistically significant.

4. **Indicators measured:** The most commonly used indicator for NFIs is the **number of people in need and the type of NFIs needed**. Information about market prices is not comprehensive in items nor areas covered and almost no information is available on housing, land and property (HLP) issues. Shelter damage information is only presented at the governorate or national level, and the cause of damage and the ability to make repairs are not assessed.

In sum, variations in data collection methods, administrative levels of analysis, assessed locations and indicators mean that while some data on shelter/NFI in target areas is available, the ability to form a **comprehensive, coherent and up-to-date sectorial understanding of needs, with the view to inform targeted and effective programming, is limited**. As such, a household survey, across Syria, will provide a comprehensive snapshot of the current shelter/NFI needs across Syria, with statistically significant, representative and generalisable data to inform planning and form the basis for future assessments. The following sections outline findings which can be used to further refine the indicators selected for the assessment, referring to the most recent sources available.

Findings by theme

SHELTER NEEDS & COPING MECHANISMS

Shelter Type & Tenancy

The WASH cluster assessment conducted between May and July 2016 provides representative information at the sub-district level on shelter tenancy types in some areas within the governorates of Aleppo, Hama, Homs, Idleb, Dar'a and Quneitra (table 2).[11] It finds that living in non-damaged homes is most common in Idleb (71%), compared to Homs where it is reportedly the least common shelter type (38%). The areas assessed in Quneitra presented the highest proportions of people living in informal settlements (9%) and collective shelters (5%). The proportion of people living in organised structured camps and unfinished buildings was highest in Aleppo in comparison to other governorates with 15% living in organised camps and 10% in unfinished buildings. Aleppo also recorded the greatest differences within the governorate, as in Jebel Saman sub-district half of the residents live in damaged homes and over 60% of households reported living in collective shelters in Azaz sub-district. In the assessed sub-districts of Homs, half of the population is living in damaged homes as well as in assessed areas of Hama to a lesser extent. The Hasakeh Multi-Sector Needs Assessment (MSNA) conducted by REACH in May and June 2016[12] also provides information on shelter types for six sub-districts of the governorate (Ras Al-Ain, Tal Tamer, Dabarsiyah, Amuda, Al-Hasakeh, Qamishli), showing that almost everyone in the sub-districts assessed live in houses or apartments (97%), indicating low percentages of people living in more vulnerable types of shelters compared to the other governorates.

Table 2: Percentages of most common shelter types by governorates[13]

Governorate // shelter type	Damaged home (house, apartment)	Non-damaged home	Organised structured camps	Informal settlements	Collective shelters	Unfinished building	Other (open space, caves, etc.)
Aleppo	23%	46%	15%	2%	2%	10%	4%
Hama	44%	52%	0%	0.2%	0%	3%	1%
Homs	50%	38%	0%	0%	1%	8%	3%
Idleb	24%	71%	0.2%	0%	2%	2%	1%
Dar'a	38%	54%	-	2%	2%	4%	0%
Quneitra	30%	49%	-	9%	5%	6%	1%

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[11] WASH Cluster (August 2016), household interviews representative at the sub district level, confidence level 95% and 10% margin of error
[12] REACH (August 2016), Hasakeh MSNA
[13] Findings from the WASH Cluster assessment and the REACH Hasakeh MSNA. Both use representative sampling at the household level with a confidence level of 95% and a margin of error of 10%, and data collection occurred over the same period (May to July 2016)

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Hasakeh	97%[14]	0%	0.2%	0.2%	3%	0%

Further, displaced populations are reportedly often more vulnerable with regards to shelter. Information about the most common shelter types used by IDPs is available at the sub-district level in all governorates of Syria through REACH HSOS (table 3).[15] Data collected for REACH's HSOS in September 2016 is outlined below, and should be considered indicative rather than representative of the population assessed as a KI methodology was used. In Hama, Hasakeh and Idleb, independent housing was the most common type of housing for IDPs whilst, contrarily, internally displaced persons (IDP) in assessed areas of Deir-ez-Zor, Ar-Raqqa, Homs and Aleppo were most commonly living in more vulnerable shelter types such as collective centers and unfinished buildings.

Table 3: Most common housing for IDPs by governorates[16]

Governorate & total of sub-districts assessed	Most common shelter type for IDPs	Second most common shelter type	Third most common shelter type
Aleppo (20/40)	Independent apartment or house	Unfinished apartment	Tent
Deir-ez-Zor (5/14)	Independent apartment or house	Collective public space	-
Hama (12/22)	Independent apartment or house	Collective public space	Unfinished building
Hasakeh (12/16)	Independent apartment or house		-
Homs (5/23)	Unfinished apartment	Independent apartment or house	-
Idleb (18/26)	Independent apartment or house	Collective public space	Unfinished apartment
Ar-Raqqa (4/10)	Collective public spaces	Shared apartment or house	-
Dar'a (17/17)	Independent apartment or house	Shared apartment or house	Unfurnished apartment
Quneitra (4/6)	Collective public space	Independent apartment or house / Shared apartment or house	-

Information on the most prevalent types of tenancies is available for all governorates through the WASH Cluster assessment (table 4) except for Ar-Raqqa and Deir-ez-Zor.[17] The findings are representative at the household-level with a confidence level of 95% and a 10% margin of error at the sub-district level, while data was collected between May and June 2016 and therefore may have changed since with the evolution of conflict dynamics and internal migration. The findings show that the largest proportions of people living for free or squatting was recorded in Aleppo (34%), Quneitra (29%) and Hama (21%). The same areas in Aleppo also present the lowest proportions of homes being owned out of the areas assessed (40%), followed by Quneitra where less than half of the population owns the shelter they live in (49%).[18] The areas where being hosting was most prevalent was in Dar'a with a fifth of the population being hosted by locals (21%), followed by Quneitra (14%) and Idleb (13%), reflecting the movement to the area.

Table 4: Percentages of tenancy types by governorates[19]

Governorate // tenancy type	Being hosted	Free (squatting)	Owned	Rented
Aleppo	9%	34%	40%	16%

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[14] No differentiation between damaged and non-damaged houses and apartments in the REACH Hasakeh MSNA, damage is assessed across all shelter types
[15] REACH (September 2016), HSOS
[16] Data from REACH (October 2016), HSOS , data collected through KI interviews
[17] WASH Cluster (August 2016) Syrian Household Assessment
[18] 40% of people own their homes in the assessed areas of Aleppo and 56% in those in Idleb
[19] WASH Cluster (August 2016), Syrian Household Assessment, information representative at the sub-district level with a confidence level of 95% and a margin of error of 10%

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Hama	6%	21%	68%	3%
Homs	3%	13%	78%	6%
Idleb	13%	7%	56%	23%
Hasakeh	3%	2%	79%	16%
Dar'a	21%	10%	63%	6%
Quneitra	14%	29%	49%	8%

CARE Hasakeh MSNA focused on specific regions of the Hasakeh governorate (Ras Al Ain and Dabarsiyah city and rural areas), using a mix of household surveys and KI interviews. The assessment finds that in the rural parts of Dabarsiyah sub-district, 17% of household representatives were being hosted in another household's dwelling, which created privacy issues especially for women and girls.[20]

Further, information on the prevalence of households hosting IDPs is available at the sub-district level in all governorates through the Whole of Syria Shelter & NFI Assessment[21], although some governorates have a smaller geographical coverage such as Ar-Raqqa and Deir-ez-Zor. Data was collected between April and August 2016 using a mix of KI and household surveys. In Ar-Raqqa governorate, it is estimated that 9 out of the 10 sub-districts assessed have over 50% of the population hosting one or more IDP and seven out of 14 sub-districts in Deir-ez-Zor. In Aleppo, 13 out of 40 sub-districts assessed reported over 40% of the population was hosting IDPs as well as half of the sub- assessed in Hama and Homs (15 out of 30 sub-districts assessed).

No available sources provide further details about the occupancy of the shelters, how many households and individuals share the shelter in total, and how long the household intends to stay in the shelter and the area.

Average rental property cost in last three months

An average of rent prices in certain areas of each governorate is available on a monthly basis through REACH HSOS (table 5).[22] The information was collected between July and September 2016, and findings should be considered as indicative rather than representative due to the KI methodology used as well as the lack of comprehensive coverage in each governorate.

Overall, rent prices have been experiencing radically different fluctuations between governorates; however, the areas assessed within each governorate changed slightly each month, and data was not collected from every governorate each month due to access restrictions. Little changes in rent prices have been recorded in all governorates except for Ar-Raqqa, Deir-ez-Zor and Hama, where prices reportedly fluctuated drastically. The areas covered by the assessment are much more limited in Ar-Raqqa, Deir-ez-Zor and Hama, thus the data is not representative of the entire governorates, and a more detailed assessment of rent fluctuation in these areas is necessary.

Table 5: Rent average in the last three months in each governorate[23]

Governorate / Monthly rent	Rent July 2016	Rent August 2016	Rent September 2016
National average	**12,366**	**7,436**	**7,931**
Aleppo	13,800	11,583	11,688
Hasakeh	4,300	5,184	5,042
Ar-Raqqa	8,500	11,000	17,500
Deir-ez-Zor	15,200	14,000	5,438
Hama	15,300	7,675	12,500
Homs	n/a	1,250	1,250

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[20] CARE International, Hasakeh MSNA (August 2016), p.14
[21] Shelter & NFI Cluster (2016), Humanitarian Needs Overview 2017
[22] CBR-TWG & REACH (July 2016) Northern Syria Market Monitoring Exercise
[23] REACH (July, August and September 2016), HSOS

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Idleb	9,900	6,625	6,397
Dar'a	N/A	3,315	4,604
Quneitra	N/A	5,071	5,944

Two other indications of the impact on rent prices on vulnerability are the ability to afford rent prices and the availability of rental properties in the area. Some indicative information on people's ability to afford their rent is available from assessments conducted between April and August 2016 using mixed methodologies, aggregated in the Shelter/NFI Cluster report.[24] The areas assessed in Hasakeh and Homs governorates have the highest reported prevalence of rent issues, as both have eight sub-districts where less than 75% of renters were able to afford market rent[25]. No issues regarding the ability to afford rent were recorded in Idleb and Deir-ez-Zor.

The same data source assessed the availability of rental properties at the sub-district level[26], and estimated that in Aleppo, 13 out of 38 sub-districts assessed suffer from insufficiency of rental properties, seven out of 16 in Hasakeh, 11 out of 26 in Idleb, nine out of 21 in Homs, eight out of 22 in Hama and three of 10 in Ar-Raqqa.[27]

None of the past assessments reviewed evaluated the ability to make repairs if necessary and the suitability of shelters, particularly in relation to winter specific needs.

House, Land and Property (HLP) issues

To date, no assessment focusing on or including a comprehensive examination of HLP issues in Syria has been conducted. NRC briefing note (May 2016), summarising the HLP situation in Syria using secondary data, provides an overview of Syria's HLP system since the Ottoman Empire until today, HLP legal framework as well as current HLP issues and recommendations[28]. The multiple short- and long-term displacements taking place throughout the country are creating tenure issues and increased eviction risks as claims to housing overlap, reinforced by the breakdown of government structures and services. Disputes about rental agreements, payment of utilities, occupation of property by armed groups and others all lead to a prevalence of HLP issues and tensions between IDPs and host communities across Syria.

The briefing note further indicates that a lack of formal HLP laws in rural areas before the conflict, the destruction of administration buildings and the high levels of displacement have led to large-scale lack and loss of HLP documents, further complicating people's ability to reclaim their lands and homes upon return. Displaced women are particularly likely to face legal, social and economic challenges in exercising their HLP rights upon return as they might not have the necessary documents to prove their legal right to inherit.[29]

Another key issue identified in the report is the presence of landmines, explosive remnants of war, IEDs and other types of explosives. These present significant risks for civilians trying to access their property and land, with an estimated 5.1 million affected by such risks.[30]

The commonality of HLP issues in each governorate is assessed by the Protection Cluster's Whole of Syria Assessment[31] using a mix of household and KI interviews. It reflects the prevalence of HLP issues in the governorates concerned, as in Aleppo, Hasakeh, Ar-Raqqa, Deir-ez-Zor, Idleb, Dar'a and Quneitra where the rate of HLP issues recorded in over 90% of sub-districts.

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[24] Shelter & NFI Cluster (2016), Humanitarian Needs Overview
[25] Shelter & NFI Cluster (2016), Humanitarian Needs Overview 2017, p.23
[26] Ibid, the methodology used for this indicator is not specified, the information is therefore indicative only
[27] The information for both rent affordability and availability was collected between April and August 2016 and therefore could potentially have changed since.
[28] NRC (May 2016), Briefing Note: Housing, Land and Property in the Syrian Arab Republic
[29] Norwegian Refugee Council (May 2016), Syrian Refugee HLP and Civil Documentation Research Project: Dataset. These figures come from data collected as part of the Syrian Refugee HLP and Civil Documentation Research Project Dataset. NRC used household questionnaires to collect data from 362 refugee households (n=362) in Jordan and Lebanon. The data is not representative of all refugees in these countries, but is representative of people assisted by NRC's ICLA program in specific regions since program start-up.
[30] Over 5.1 Syrians are living in highly contaminated areas, UNMAS (March 2016), Syria Situation Analysis and Needs
[31] Protection Cluster (October 2016), Protection Needs Overview 2017

Table 6: Percentages of sub-districts having reported HLP issues in each governorate[32].

Aleppo	Al Hasakeh	Ar-Raqqa	Deir-ez-Zor	Hama	Homs	Idleb	Dar'a	Quneitra
94%	100%	100%	92%	60%	50%	100%	100%	100%

The Protection Cluster assessment also examined the extent to which nine different HLP issues are experienced in each governorate at the sub-district level. Overall, the issues most frequently reported are the unlawful occupation of property by others and the looting of private property. This indicative information suggests that the governorates which have the highest number of sub-districts affected by HLP issues are Quneitra, Idleb and Dara.

Table 7: Percentages of sub-districts having reported different HLP issues in each governorate, Shelter & NFI Cluster: Humanitarian Needs Overview 2017[33]

Governorates & percentages sub-districts affected	Damage of land or property	Looting of private property	Property unlawfully occupied by others	Rental disputes	No housing available	Cannot access housing due to lack of documents	Cannot afford property	Rules/ processes on housing not clear or changing	Cannot access property due to security
Aleppo	82%	61%	63%	45%	53%	61%	37%	68%	65%
Al Hasakeh	88%	56%	69%	88%	88%	88%	94%	94%	67%
Ar-Raqqa	67%	33%	100%	78%	22%	11%	22%	89%	0%
Deir-ez-Zor	50%	92%	92%	33%	33%	8%	8%	58%	100%
Hama	77%	86%	64%	50%	50%	45%	64%	23%	50%
Homs	67%	52%	38%	33%	48%	38%	48%	19%	67%
Idleb	100%	88%	100%	100%	75%	75%	100%	81%	96%
Dar'a	100%	100%	88%	53%	76%	59%	82%	29%	80%
Quneitra	100%	100%	100%	100%	75%	75%	100%	100%	100%

Through another Protection Cluster assessment focusing on Aleppo city conducted in August 2016 and using KI interviews, 98% of respondents reported concerns related to HLP, mostly related to damage to land or property followed by looting of private property, unlawful occupation and housing shortages[34]. No information on HLP issues within besieged communities is available to date.

Overall, the existing coverage of HLP issues remains very broad, indicative and is focused on the governorate level. The risks of eviction, HLP issues faced at the place of origin and the inability to access shelter due to a lack of legal authorisation are not included as indicators in past assessments reviewed.

Damage

Representative information on shelter damage is available in REACH Hasakeh MSNA[35] in September which used a household interview approach. Across the six sub-districts, 59% of shelters had no damage, 29% some slight damage, 9% moderate damage and 3% heavy damage. No reports of destroyed shelters were recorded in the areas assessed. Other damage assessment focused on specific cities, REACH conducted Shelter Damage Assessments in the cities of Deir-ez-Zor (August 2016)[36] and Idleb (October 2016)[37] using satellite imagery. UNOSAT conducted similar assessments for Manbij

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32 Protection Cluster (October 2016), Protection Needs Overview 2017, p.17.
33 Ibid, p.31
34 Syria Protection Cluster (August 2016), Eastern Aleppo Protection Assessment, p.3
35 REACH (August 2016), Hasakeh MSNA
36 REACH (August 2016), Damage Assessment, Deir-ez-Zor
37 REACH (October 2016), Damage Assessment, Idleb

(September)[38], Al Quaryatayn (June)[39] and Tadmur & Al-Miriyah (April)[40]. However, the total number of buildings in the area is not outlined in the assessments, preventing a more comprehensive understanding of the damage in each city.

Damage assessments conducted by both REACH and UNOSAT were conducted with imagery dating between April and September 2016. Findings show that the level of destruction in large cities such as Idleb, Deir-ez-Zor and Manbij reaches almost 300 buildings in the each city (Table 8). However, as hostilities have continued in all assessed cities, damage is likely to have increased since then, the numbers represented in the table below are thus likely to have increased.

Table 8: Shelter damage in communities

City // Shelter Damage	Buildings destroyed	Buildings severely damaged (over 50%)	Buildings moderately damaged (up to 50%)
Deir-ez-Zor city[41]	286	257	717
Idleb city[42]	275	339	623
Manbij city[43]	289	563	375
Al Quaryatayn[44]	79	190	456
Tadmur & Al-Miriyah (Palmyra)[45]	29	103	479

Existing information related to shelter damage remains limited as it is only available for a few cities (Deir-ez-Zor, Idleb, Manbij, Al Quaryatayn and Tadmur/ Al-Miriyah); and focuses mostly on the number of buildings and households affected, without considering the type of damage, access to shelter supplies, coping strategies, repairs needed and household ability to make repairs. Furthermore, little information exists on the level of humanitarian assistance received as well as coping strategies adopted in response to damaged homes.

NFI NEEDS & COPING MECHANISMS

Information on NFI needs in Syria are not extensive, and mostly cover the availability of NFI items and different types of fuel and electricity. Challenges to accessing markets have not been covered in the assessments included in this review. It was not possible to identify any assessments which consider the coping strategies adopted by the affected populations when unable to access some NFI items.

Availability of NFI items

Information on patterns of shortages is available through CBR-TWGs Northern Syria Market Monitoring exercise in the governorates of Aleppo, Hasakeh, Ar-Raqqa and Deir-ez-Zor for the main NFI items: soap, laundry/dish soap, sanitary pads, toothpaste, and all types of fuel[46]. Apart from fuels, the largest increase reported was bathing soap prices, recorded to have doubled in the last month from 100 to 200 SYP. Information about the availability of NFIs is limited due to the small number of NFI items assessed, for example diapers (for babies and adults), cooking utensils, sources of light, batteries and winter items have not yet been assessed. The reasons for the lack of availability of items is also missing from current assessments, while it is important to understand whether households are unable to access an item due to its unavailability on markets or its unaffordable price.

Cooking fuel / Heating fuel

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[38] UNOSAT (September 2016), Damaged Buildings & Shelter Assessment, Manbij
[39] UNOSAT (June 2016), Damaged Buildings & Shelter Assessment, Al Quaryatayn,
[40] UNOSAT (April 2016), Damaged Buildings & Shelter Assessment, Tadmur and Al-Miriyah
[41] REACH (May 2016), Shelter Damage Assessment, Deir-ez-Zor,
[42] REACH (August 2016), Shelter Damage Assessments, Idleb city
[43] UNOSAT (September 2016), Damaged Buildings & Shelter Assessment, Manbij
[44] UNOSAT (June 2016), Damaged Buildings & Shelter Assessment, Al Quaryatayn,
[45] UNOSAT (April 2016), Damaged Buildings & Shelter Assessment, Tadmur and Al-Miriyah
[46] REACH & CBR-TWG (October 2016) Northern Syria Market Monitoring Exercise

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Several sources provide information on fuels used for both cooking and heating on different regions of Syria though they use different methodologies, therefore limiting an overall picture of the situation regarding access and availability of fuels. The North Syria Market Monitoring Exercise conducted by CBR-TWG and REACH[47] provides information on a monthly basis on patterns of fuel shortages for the governorates of Aleppo, Hasakeh, Ar-Raqqa and Deir-ez-Zor. This information is obtained through KI interviews and is therefore not representative. Also, no differentiation is made between cooking and heating fuel. The average price of several NFI items was monitored though this assessment: individual soap bars, laundry detergent, dish soap, sanitary pads, toothpaste as well as different types of fuel. Overall, within the 37 sub-districts assessed, kerosene was the most common shortage reported out of all the NFI items and fuel types assessed, shortages of government of Syria (GoS) petrol and diesel[48], and manually refined diesel did not fluctuate from October, with seven sub-districts reportedly missing GoS petrol, three missing manually refined diesel, six kerosene and 13 GoS diesel. The cities of Deir-ez-Zor, Ar-Raqqa and the eastern part of Aleppo recorded the highest shortages of fuels overall. REACH monthly HSOS assessments also provides information on the average price of fuel sources (firewood, butane, coal and diesel), through monthly KI interviews.[49]

Representative information about the most common types of fuel used for cooking is available for six sub-districts of Hasakeh governorate, assessed by REACH MSNA (September 2016). It finds that the primary sources of cooking fuel in the sub-districts assessed are gas (73% of households) and kerosene (24%), with a minority of households using other sources (3%)[50]. Kerosene tends to be used by the most vulnerable households often also lacking electricity and food. Overall, a majority of people are said to have challenges accessing cooking fuel (65%), primarily due to both a lack of availability in markets (45%) and affordability (41%).

Information on the availability and shortages of fuel for either heating or cooking is available at the governorate level through the Besieged Community Profiles conducted by REACH in August 2016[51]; however the information is not representative due to the purposive nature of the methodology. In Hama, Homs and Aleppo, fuel shortages were reported in all communities assessed as well as in more than half of communities assessed in Idleb. In Ar-Raqqa and Hasakeh, two communities in each governorate were missing fuel; however the assessed areas in Ar-Raqqa were limited. The shortages of fuel for heating specifically have been assessed in several besieged or hard-to-reach communities in Homs governorate. The Besieged Community Profiles indicated that there were significant challenges to accessing heating fuel reported in Al Waer due to decreasing amounts of fuel entering the city as well as inflation. Diesel, firewood and coal were sometimes available (one to three weeks per month) while butane remained unavailable. In the cities of Ar Rastan, Talbiseh and Taldu, also under siege at the time of assessment, the access to heating fuel saw a slight increase, but diesel, butane and firewood remained the only sources available. The prices of different types of fuels are assessed on a monthly basis by the HSOS and the Market Monitoring of Northern Syria by REACH (table 9).

Electricity

Similarly to fuels, available information on access and shortages of electricity is sporadic, as different sources do not cover the same areas and use different approaches. REACH HSOS assesses the main electricity sources used and existing shortages in each governorates on a monthly basis through KI interviews each month (table 9). REACH's HSOS (September 2016) finds that assessed communities in Aleppo, Ar-Raqqa, Idled and Deir-ez-Zor governorates rely mainly on generators, whilst in Hama and Homs, the main network is the most common source used. Aleppo appears particularly affected by a lack of electricity as assessed communities in two sub-districts reported to have no alternative electricity sources and several communities had no electricity sources. Similarly, in Deir-ez-Zor, Hama, Idleb and Ar-Raqqa governorates, some communities and sub-districts have no access to electricity. The areas assessed in Hasakeh and Homs reported no shortages though both have several sub-districts relying on generators.

Some information representative at the sub-district level is available for six sub-districts assessed in Hasakeh governorate through REACH Hasakeh MSNA.[52] It finds that 95% of people have access to the main network, but 49% have less than eight hours a day in the areas assessed. The access to electricity varies considerably between governorates, rural and

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[47] REACH & CBR-TWG (October 2016) Northern Syria Market Monitoring Exercise
[48] Government of Syria (GoS) fuels refer to fuels which have been produced by national institutions, often of a higher quality than fuel locally produced
[49] REACH (September 2016), HSOS
[50] REACH (September 2016), Hasakeh MSNA, p.37
[51] REACH (September 2016), Besieged Community Profiles
[52] REACH (September 2016), Hasakeh MSNA

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urban areas, and hard-to-reach and besieged communities. Access appears significantly worse in besieged and hard-to-reach areas: the Besieged Community Profiles offer indicative information through KIs, and find that the hard-to-reach communities of Ar Rastan, Talbiseh and Taldu in Homs governorate have between one to four hours of electricity per day, mostly through generators.[53]

Table 9: Main electricity sources used in each governorates[54]

Governorates	Main electricity source	Situation per sub-district
Aleppo	Generator	Two sub-districts have no alternative sources and half a sub-district has no access to electricity.
Deir-ez-Zor	Generator	No electricity in Dablan, Sharan sub-district.
Hama	Main network	No electricity source in some communities (Kafr Bihem, Jomaqdiye, Qatsun and Halfaya)
Hasakeh	½ rely on generator & ½ on main network	
Homs	Main network	Two sub-districts rely on generators
Idleb	Generator	No electricity sources in Kafr Takharim & Northern Laj areas.
Ar-Raqqa	Generators (only Two sub-districts assessed)	Some areas had no electricity at all: Ar Ar-Raqqa and Sahlabiyeh

Average prices of different types of fuel

Indicative information regarding the prices of different types of fuels is available through REACH HSOS and Market Monitoring Exercise; the information is indicative as both assessments were conducted using KI interviews in September 2016[55]. The findings reflect large differences in the prices of fuel sources across governorates. Overall, Hasakeh has the lowest price averages for fuels whilst Aleppo and Idleb the highest. Assessed areas of Ar-Raqqa, Deir-ez-Zor and Homs present higher prices than the other governorates for firewood and butane, whilst Homs and Aleppo has the highest prices for coal and Aleppo and Idleb for gas. The price of diesel is relatively similar across all governorates except for Hasakeh, where diesel is much cheaper reportedly due to subsidies.

Table 10: Average prices for fuels in each governorate (SYP)

Governorate / Item	REACH HSOS (September 2016)[56]				REACH Market Monitoring Northern Syria (October 2016)[57]					
	Firewood 1 ton	Butane 1 canister	Coal 1kg	Diesel 1L	Sgas[58]	rgDiesel	mrDiesel	mrKaz	mrPetrol	rgPetrol
Aleppo	38,167	6,482	1,076	313	7,979	375	146	244	240	682
Hasakeh	35,000	2,567	472	42	2,167	35	43	75	110	136
Ar-Raqqa	83,000	20,833	540	488	2,500	185	60	73	83	450
Deir-ez-Zor	87,000	15,625	n/a	139						
Hama	58,429	6,679	650	348						
Homs	101,250	11,762	5,750	654						
Idleb	50,829	6,976	435	263	7,850	347	259	298	350	656
Dar'a	49,522	5,097	473	339						
Quneitra	55,588	5,939	364	389						

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[53] REACH (September 2016), Besieged Community Profiles p.31
[54] REACH (September 2016), HSOS
[55] REACH & CBR-TWG (October 2016) Northern Syria Market Monitoring Exercise
[56] REACH (September 2016), HSOS
[57] REACH & CBR-TWG (October 2016) Northern Syria Market Monitoring Exercise
[58] Sgas= natural gas, measured in cylinders (20L); rgDiesel = government of Syria diesel, mrDiesel = manually refined diesel, mrKaz= manually refined kerosene, mrPetrol= manually refined petrol, rgPetrol= government of Syria petrol.

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The existing assessments only include the average prices for different types of fuels, and do not cover a large selection of items. Further, people's ability to access local markets and afford the available items have not been assessed. Finally, information on the coping mechanisms adopted by households unable to access items is also lacking.

Conclusion

Despite a lack of comprehensive findings on shelter and NFIs needs across Syria, the existing information provides some indication of the situation as well as the main needs and challenges present in the governorates concerned by the assessment. Information from the WASH cluster assessment (August 2016)[59] on shelter type indicate needs across Aleppo, Hama, Homs, Idleb, Dar'a and Quneitra where a quarter to half of the households live in damaged houses or apartments. Aleppo and Quneitra recorded the highest proportion of people living in vulnerable shelters such as camps, unfinished buildings, collective shelters and others. In Aleppo, Hama, Homs and Idleb a large part of the population is reportedly living for free in shelters or being hosted by local households. Here again, assessed areas of Aleppo are the most affected by typically more unstable tenancy agreements. Shelter type and tenancy for IDPs appears more unstable across all governorates: in areas assessed in Aleppo, Deir-ez-Zor, Homs, Ar-Raqqa and Quneitra a majority of IDPs live in collective shelters and unfinished buildings, which are typically more vulnerable shelter types. Information was most often unavailable in Ar-Raqqa and Deir-ez-Zor governorates due to security issues limiting access, in comparison to other governorates.

The CBR-TWG and REACH Market Monitoring Exercise[60] indicated that the highest rent prices were in Aleppo, Ar-Raqqa and Hama, often twice as high as the averages recorded in Hasakeh, Deir-ez-Zor, Idleb and Homs. Rent prices have been fluctuating across several governorates whilst remaining stable in others, reflecting discrepancies in the evolution of rent prices across Syria. Further, ability to afford rent prices appears challenging in Hasakeh and Homs governorates. Finally, all governorates assessed reported an insufficiency of rental properties, though predominantly in Aleppo, followed by Idleb, Homs, Hama and Hasakeh.

All assessed sub-districts in the shelter & NFI cluster's Humanitarian Needs Overview (2016)[61] were reported to be extensively affected by HLP issues. The main problems faced are damage of land and property, looting of private property and unlawful occupation. Hasakeh and Idleb are the most affected, with several HLP issues recorded in all the sub-districts assessed. Finally, damage assessments conducted by REACH and UNOSAT between April and September 2016[62] show that many cities caught in the conflict have suffered damage. In the cities of Idleb, Manbij and Deir-ez-Zor, almost 300 buildings destroyed and even more severely damaged, affecting local populations' access to services and goods. At the governorate level, areas assessed in Hasakeh do not appear as damaged, with no destroyed buildings and few with heavy damage, the six sub-districts assessed having been less exposed to direct conflict.

The monthly HSOS and Market Monitoring Exercise assessments conducted by REACH and the CBR-TWG[63] provide information on the use and price of fuels in some governorates. In Hasakeh, a majority of people have challenges accessing cooking fuel, predominantly due to shortages in markets and inflation. Community-level assessments find that heating fuel is most often lacking in the hard-to-reach communities of Al Waer, Ar Rastan, Talbiseh and Taldu due to the lack of fuel entering the communities, as assessed through Besieged Community Profiles (REACH, August 2016). Shortages were also common in all locations assessed in Aleppo governorate. With regards to electricity, the main network was used as the primary source in Hama and Homs governorates. In contrast, other governorates relied mainly on generators and some sub-districts and communities had no electricity sources at all across all areas assessed. Notable differences in fuel prices

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[59] WASH Cluster (August 2016), Syrian Households Assessment
[60] CBR-TWG & REACH (September 2016), Northern Syria Market Monitoring Exercise
[61] Shelter & NFI Cluster (September 2016), Humanitarian Needs Overview 2017
[62] REACH (May 2016), Shelter Damage Assessment, Deir-ez-Zor ; REACH (August 2016), Shelter Damage Assessments, Idleb city ; UNOSAT (September 2016), Damaged Buildings & Shelter Assessment, Manbij ; UNOSAT (June 2016), Damaged Buildings & Shelter Assessment, Al Quarayatayn ; UNOSAT (April 2016), Damaged Buildings & Shelter Assessment, Tadmur and Al-Miriyah
[63] REACH & CBR-TWG (October 2016) Northern Syria Market Monitoring Exercise

were evident across the governorates: overall Hasakeh presented the lowest prices in fuels, whilst Aleppo and Idleb had the highest price averages.

In terms of information gaps that remain, past assessments on shelter in Syria provide a mapping of the main issues existing in each governorate. Shelter type and tenancy information remains general at the governorate level and does not include occupancy ratios, vulnerabilities specific to female-headed households and the intentions of households regarding their shelter situation. Further, the findings regarding HLP issues do not assess the amount of people in need but the prevalence of issues across governorates; more detailed information specific to sub-districts and communities is necessary in order to understand HLP needs. Further, many HLP vulnerabilities have yet to be assessed such as the risks of eviction, the issues faced at the place of origins and others. Finally, damage assessments remain broad and lack information about the type of damage, cause of damage, need and ability to make repairs and the coping mechanisms adopted by the affected population.

Existing information on NFI needs focuses on the access to different types of fuel and electricity sources. Populations' ability to access markets and afford items are not included in previous assessments. Price assessments cover different types of fuel prices but do not include a comprehensive range of NFIs. The coping mechanisms adopted in response to the inability to access certain NFI items, in particular cooking and heating fuel measure the impact of existing shortages on populations when unable to access certain NFIs yet have not been covered in previous assessments.

Overall, despite the existing gaps in the assessments of shelter & NFIs needs across Syria, the information available allows for some triangulation of the certain indicators to be assessed in the Shelter & NFI assessment, particularly at the governorate level, whilst reinforcing the need for a comprehensive household-level assessment, as well as increased available information for areas where limited data exists, including Deir-ez-Zor and Ar-Raqqa.

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