

Shelter Cluster Factsheet

April 2015

Introduction:

The Shelter Cluster Palestine works with everyone who is involved in providing shelter and basic household items. These Shelter Cluster partners include the government, UN agencies, international and local NGOs, civil society organizations, the Red Cross Red Crescent Movement, academia and donors. The Cluster also provides a forum to liaise with the media, the private sector and other actors with a stake in the provision of humanitarian shelter.

The Shelter Cluster helps all shelter actors work together better, so that the people who need shelter assistance get help faster and receive the right kind of assistance. The team makes every effort to involve the affected people and their communities in decisions related to the shelter response.

This factsheet presents information on the shelter needs and responses provided by Shelter Cluster Members in the West Bank - Area C , East Jerusalem, and Gaza. The responses focus on several aspects including, but not limited to, the following aspects which will be described in further detail below:

1. Emergencies (ie. winter storms and manmade disasters)
2. Housing demolitions
3. Housing vulnerability survey for area C communities.
4. Damage assessment categories and data analysis
5. Emergency assistance provided
6. Temporary and transitional solutions
7. Permanent solutions
8. Responses and gap analysis.

West Bank

1. Housing Demolitions

- a. Demolition Orders** are orders issued by Israeli Civil Administration (ICA) to structures under the pretext 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.

Orders 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 9 March 2015, 309 SWO were distributed for Palestinian residential houses².

¹ Information, Counselling, and Legal Assistance Unit. NRC

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



- 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 9 March 2015, 204 DO were distributed for Palestinian residential houses².

For the period between Jan 2014 to 9 March 2015, 247 Palestinian inhabited and 35 uninhabited residential houses have been demolished².

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 and SIF for refugees and non-refugees in area C. ICRC is providing 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.

GAP: 86 households in Area C and East Jerusalem are still waiting for shelter assistance as a result of a demolition (this includes 42 households pending response from 2014)

2. 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 Zink or tents.
- **59 communities' shelters** have been classified as being in medium conditions and they would require partial interventions. The existing shelter types are either concrete or Zink structures.

³ ACF, GVC, PU-AMI 2014 shared Surveys and assessments.

- **21 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.

3. Who is Working Where

To have a better coordination, mapping actors geographically and per type of intervention is necessary to eliminate duplications and ensuring integrity and complementarities between partners. Many new actors have been starting to work in shelter/NFIs sector, upgrading and improving inadequate shelters of vulnerable families living in Area C. These actions aim to enhance the protection and to reduce the likelihood of displacement. Shelter adequacy means shelters withstanding harsh weather conditions, enough space for family members and achieving privacy, normally the interventions accompany with other elements like kitchenette and WASH facilities. The table below maps out the agencies with their type of interventions and location.

Governorate	Who	What
All	PRCS/ICRC	24/48h demolition response
	SIF	24/48h demolition response
	UNRWA	Demolition response/personal belongings basket
Hebron	ACF	Demolition response and Shelter Upgrading/rehabilitation
	GVC	Demolition response and Shelter Upgrading/rehabilitation
	ACTED	Demolition response in partnership with ACF and GVC
Bethlehem	ACTED	Demolition response in partnership with ACF and GVC
	GVC	Shelter upgrading/rehabilitation
Jerusalem	ACTED	Demolition response
	ACF	Shelter Upgrading/rehabilitation
Jericho	ACTED	Demolition response
	ACF	Shelter upgrading/rehabilitation
Ramallah	ACTED	Demolition response
	ACF	Shelter upgrading/rehabilitation
Nablus	PU-AMI	Demolition response
	GVC	Shelter upgrading/rehabilitation
Tubas	ACTED	Demolition response
	GVC	Demolition response and Shelter upgrading/rehabilitation
	RA	Shelter upgrading/rehabilitation
	FFP	Shelter upgrading/rehabilitation
Salfit, Jenin , Qalqiliya and Tulkarem	PU-AMI	Demolition response in partnership with ACTED

Gaza

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

The damage assessment in Gaza was based on numbers of housing units affected during last summer OPE. According to the latest figures from 16th April 2015, **12,600 housing units were totally destroyed** and 6,600 housing units were severely damaged, both these categories are inhabitable structures. A total of about **161,700 housing units** have Minor, Major and Sever damage will require repair assistance.

Emergency and temporary assistance is provided to families. It can be assumed that about **17,600 families (100,000 individuals)** whose house were totally destroyed or severely damaged have been displaced and will need a **temporary assistance** to bridge the gap between now and when the new permanent houses will be provided.

2. IDPs assumption caseload:

It can be assumed that about **17,600 families (100,000 individuals) are still displaced**, as they would represent families with totally destroyed and severely damaged inhabitable houses. Out of these **1,031 families are in UNRWA collective centres**, thus **16,550 families** are in rental properties, host family situations, temporary shelter, caravans or similar. (Collective Centre data from 15.04.2015)

3. Shelter Assistance provided by Shelter Cluster Partners:

The Technical Working Group (4/2/15) identified 4 categories of Shelter assistance type:

- 3.1 Emergency Assistance** (NFIs, tents and winterisation programmes)
- 3.2 Temporary Solutions** (cash for rent, collective centre, caravans and temporary shelters)
- 3.3 Permanent Solutions** (repairs, reconstruction)
- 3.4 Planning** (combining temporary and permanent solutions)

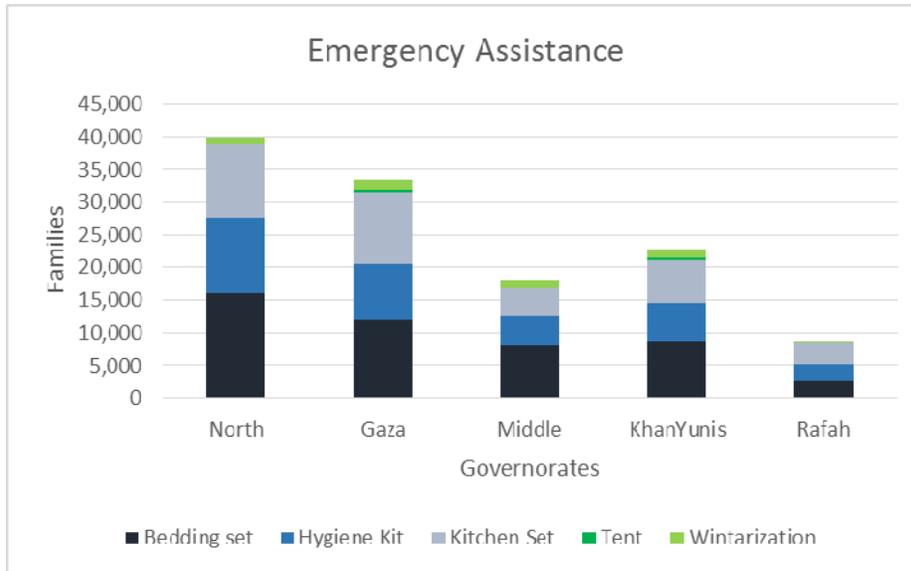
3.1 Emergency Assistance provided to date

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

At this stage of the response the Shelter Cluster and the Ministry of Public Works and Housing encourage agencies responding to current shelter needs to priorities the most vulnerable and focus on permanent assistance. Emergency assistance should only be provided when specific emergency needs have been identified and where permanent and temporary options are not available.

The list below details the different types of emergency assistance provided:

- Emergency assistance in Collective Centres (Source: UNRWA 15/04/2015)
- NFIs including (bedding set, 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).



This graph highlights the total number of families who have received emergency assistance since November 2014.

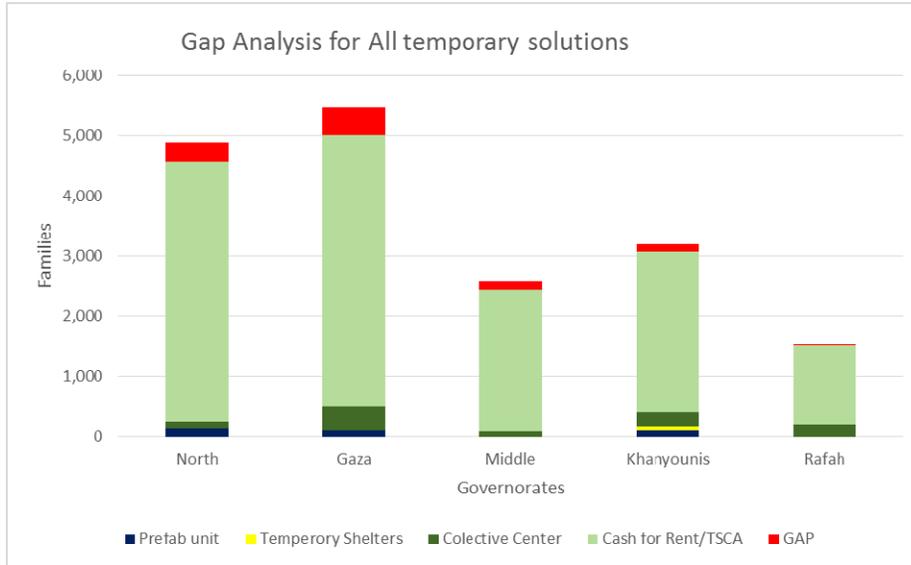
3.2 Temporary Solution provided to date

Temporary assistance is provided to families immediately after the crisis as a temporary solution to bridge the gap between the emergency and permanent reconstruction when the permanent solution is not yet resolved. Temporary solution should be provided to families who have had their houses totally and severally damaged and where their property is inhabitable. This solution may include:

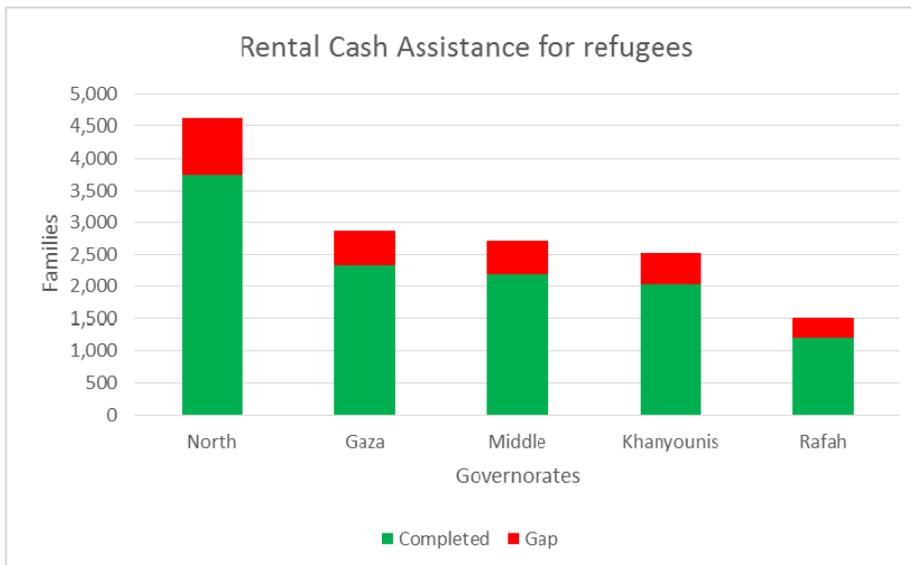
- Collective centres (months)
- Cash for Rent also called TSCA (months)
- Prefabricated caravans or Temporary displacement sites(TDS) (months)
- Temporary shelter (2-5years)
- Finishing off of partially finished buildings (2-3years)

Completed: 15,150 families have received TSCA (Cash for rent for 4 to 6 months TBC)
71 families have received Temporary Shelter (suitable for minimum of 5 years)
320 families are in Caravans (suitable for X months - tbc)
1,031 families are in UNRWA collective centres
Overall **16,572 families have been assisted with a temporary solution.**

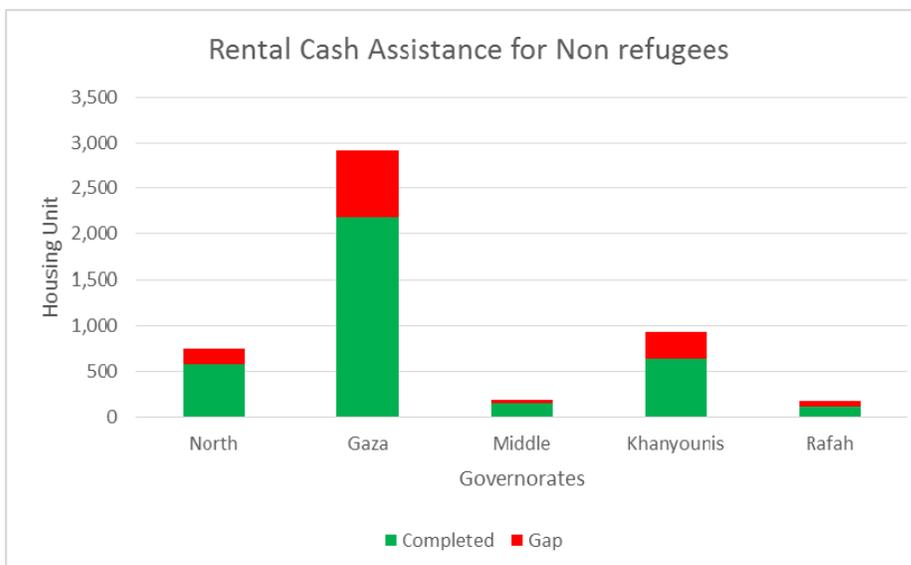
Gap: Out of the 17,650 families in need to temporary assistance about **1,078 families have received no temporary assistance**, and **15,150 families** who have received cash for rent for 4 to 6 months will need urgent immediate shelter support when the rental subsidies period is completed.



This graph highlights the completed coverage of the different types of temporary assistance and the gap provided to families whose house have been severally or totally destroyed.
Note: The gap might increase if the TSCA are not continued.



This graph highlights the completed rental assistance provided to date and the remaining gap for refugee families whose house have been severally or totally destroyed.
NB: The gap might increase if the rental assistance is not continued.



This graph highlights the completed rental assistance provided to date and the remaining gap for non-refugee families whose house have been severally or totally destroyed.
NB: The gap might increase if the rental assistance is not continue.

3.3 Permanent Solution provided to date

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

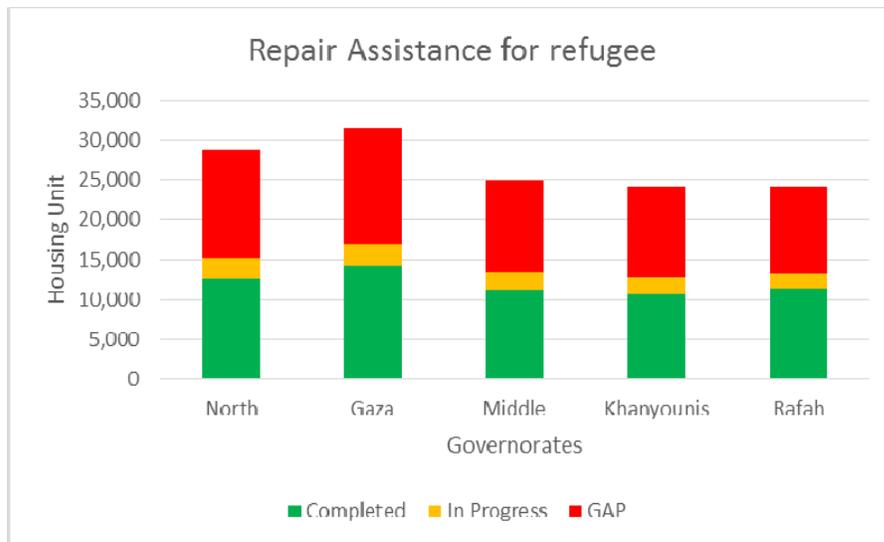
- Repairs of minor and major damaged housing units
- Construction of new houses

Completed: **72,601 housing units** have received cash for repairs
 60,061 housing units received cash for repairs (Minor Damage)
 149 housing units received cash for repairs (Severe Damage)
 12,400 housing units received a first cash payment for repairs (Minor, Major and Severe damage)
 2,500 housing units will receive funds from the government for permanent reconstruction

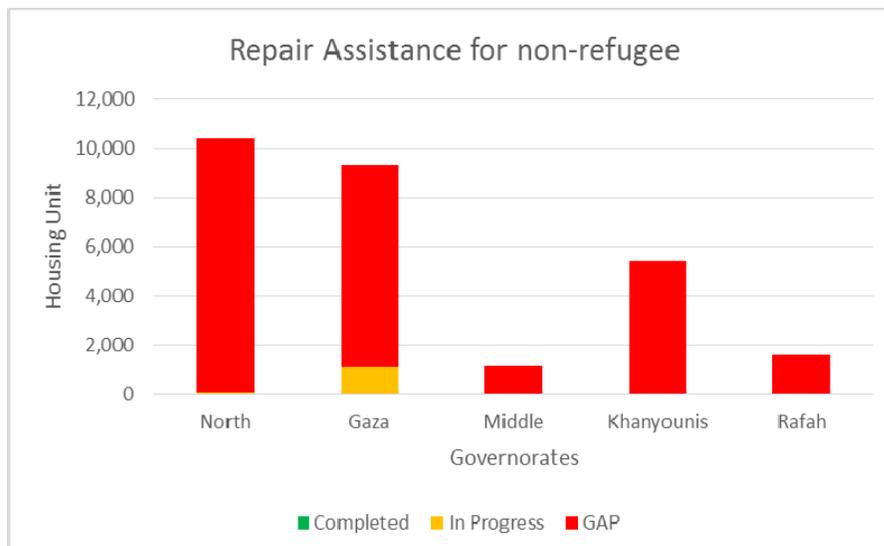
Gap for repairs Out of the 161,777 housing units requiring repair assistance **89,150 housing units** are still waiting for repair assistance.

Gap for new houses: 0 new permanent houses have been completed and **12,600 housing units** are waiting for construction.

Repairs of Minor, Major and severely damaged houses



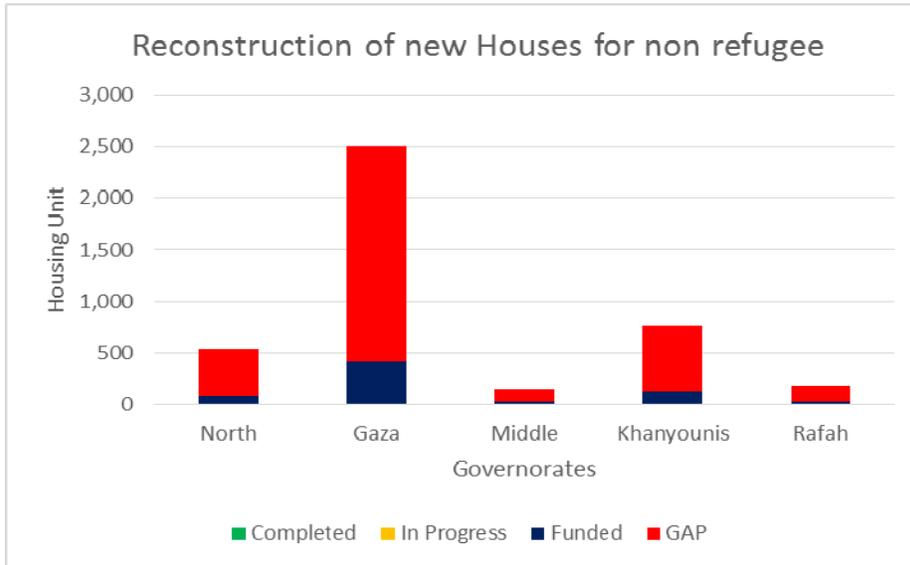
This graph shows the level of repair assistance provided to refugee's housing units with Minor, Major and Severe damage.



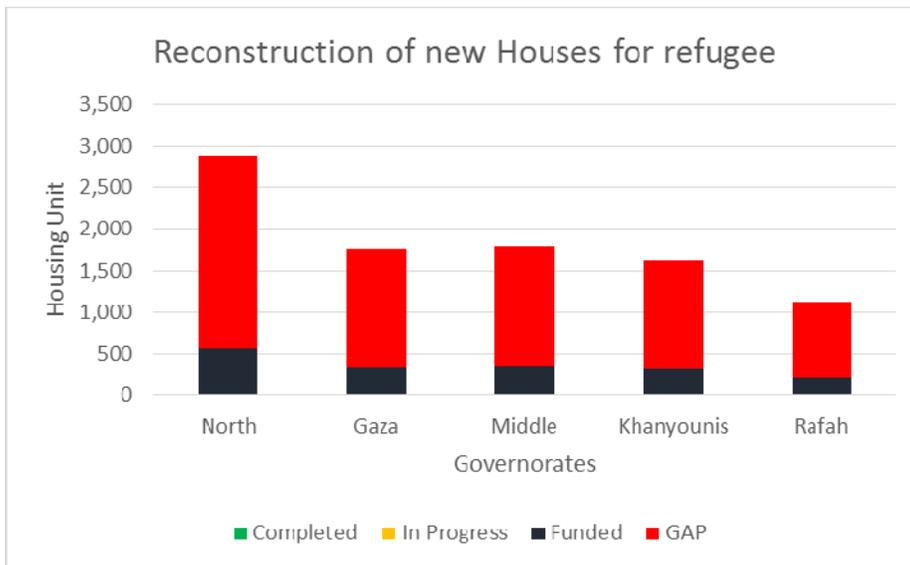
This graph shows the level of repair assistance provided to non-refugee's housing unit with Minor, Major and Severe damage.

The assumption is that the families who have received cash assistance for repairs have proceeded with the repairs of their houses and do not need further assistance. So far the Shelter Cluster has no indication 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

Construction of new houses from the totally destroyed caseload



This graph shows the level of reconstruction of new houses for refugee housing unit with Totally Destroyed houses. The funded section represents the funds donated to the government for the reconstruction of permanent 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.



This graph shows the level of reconstruction of new houses for non-refugee's housing unit with Totally Destroyed houses. The funded section represents the funds donated to the government for the reconstruction of permanent 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.

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

As of 15 April, over 85,370 individuals requiring ABC materials for shelter repairs have been cleared to purchase materials under the GRM. Of these, over 70,867 homeowners have procured full or partial quantities of their allocated construction material to date.

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

For further information on ABC import, refer to April 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 Permanent 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	2,872	447	1,746	299	1,062	271	26,083	9,814
Gaza	1,755	2093	1,108	825	719	1,577	29,703	6,905
Middle	1,792	129	924	54	785	80	23,291	1,030
Khanyounis	1,620	639	899	296	1,257	545	22,095	4,546
Rafah	1,122	143	389	35	262	46	23,611	1,521
TOTAL # Housing Units	9,161	3,451	5,066	1,509	4,085	2,519	124,782	23,816
TOTAL # Housing Units	12,612		6,575		6,604		148,598	
TOTAL # Families*	10,568		7,082		7,013		161,076	

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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