



**SHELTER NEEDS AND THE MOST VULNERABLE IN**  
**TRIPOLI, LEBANON: Rapid Urban Assessment**

## Acknowledgements

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## Acronyms and Abbreviations

DPNA	Development for People and Nature Association
HH	Household
HLP	Housing, Land, and Property Rights
HoH	Head of Household
HU	Housing Unit
ICRC	International Committee of the Red Cross and Red Crescent
ILO	International Labour Organisation
LCRP	Lebanon Crisis Response Plan
LRC	Lebanese Relief Council
MoSA	Ministry of Social Affairs, Lebanon
NLWE	North Lebanon Water Establishment
NRC	Norwegian Refugee Council
SSU	Small Shelter Unit
StC	Save the Children
UCA	Unconditional Cash Assistance
UN Habitat	United Nations Human Settlements programme
UN OCHA	United Nations Office for the Coordinated of Humanitarian Affairs
UNESCWA	United Nations Economic Commission for Western Asia
UNHCR	United Nations High Commission for Refugees
WaSH	Water, Sanitation and Hygiene

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## 1 Executive summary

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Four years after the start of the Syrian crisis, the Syrian refugee families in Lebanon are struggling to maintain basic living conditions. Constrained by the inability to sufficiently support themselves financially or have access to suitable shelter, WaSH facilities and functioning city infrastructure these families are living in dangerously poor circumstances and environments. To ensure a basic lifestyle that they can afford, most families are living in already impoverished and vulnerable host communities who are now also suffering as the population pressure cripples existing services. Without well planned assistance and sustainable support to these families and host communities, there is a risk of exacerbating the levels of poverty already seen in these urban neighbourhoods. Assistance needs to target vulnerability at individual and community level to ensure that the influx of refugees does not de-stabilise further the already precarious situation in Tripoli. Humanitarian support needs to work closely with local and national governments to avoid **further disintegration of the social cohesion in Tripoli's neighbourhoods and improve the resilience of both refugees and host communities as the crisis continues.**

The results of the assessment show clearly that in terms of shelter specific challenges, it is important that interventions need to be carefully integrated with WaSH support at community, dwelling and individual level (See Section 9 and 10.2). It is also evident that livelihoods capacity or access to finance is **inextricably linked to families' ability to find suitable accommodation. The large majority of money earned goes towards rent leaving little else for food, household assets or utilities such as electricity connections, water-tanks or heating.** Key recommendations from the analysis of this assessment suggest that:

- Programming should go beyond individual unsustainable assistance to Syrian families and include activities that have more longevity and a wider impact to the community and other vulnerable and marginalised groups. (See 10.1)
- For urban contexts such as Tripoli, integrated multi-sector approaches are advisable due to the fact that services, utilities, housing, WaSH, and livelihoods are all inextricably linked within neighbourhoods. (See 10.1)
- Individual assistance to support the most vulnerable in the deprived urban areas of Tripoli should continue to be provided; however, it is important that, in areas of high social tension, activities and interventions are also implemented at community level to improve social cohesion and build the level of resilience throughout the community. (See 10.1)
- The type of shelter WaSH interventions can be tiered to respond to needs despite varying degrees of security of tenure, suitability of location, and levels of agreement with landlords and local authorities. This will ensure basic needs are met but also, where possible, interventions are scaled up to meet the wider needs in these vulnerable communities, and integrated with municipality level infrastructure planning and interventions. (See 10.2)
- Appropriate assistance to the most vulnerable members of society who face gender-specific challenges and protection issues must be prioritised. Shelter offers a unique opportunity to mitigate and address aspects of protection and this should be fully integrated into programming. (See 10.3)

## 2 Background

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For the past four years, very high numbers of Syrian refugees have been present in Lebanon, and their needs are urgent, chronic, and increasingly complex. Since 2012, CARE has been working in Lebanon, largely in the Mount Lebanon area, to support the needs of these refugees from Syria. CARE now has offices in Tripoli, Zahle, and Chouf and currently has a successful WASH program supporting municipal water and sanitation infrastructure and household WASH needs. Shelter needs are also very high in Lebanon, but there is a regional variation in the costs of shelter, in the coverage by other organisations, and in the suitability of different program interventions.



Figure 1: View from apartment block in Shalfeh towards mountains bordering with Syria.

The root causes of these on-going needs, including shelter and WASH, include the inability of Syrians to access livelihoods and gain security of tenure. As the crisis in Lebanon continues, tensions with host communities are increasing and the strain on Lebanese infrastructure and services is having a destabilizing effect. CARE believes that integrated programs are required to address these needs with strong mainstreaming of protection for both Lebanese and Syrian populations.

As a first step, in December 2014 CARE International initiated a scoping study of the shelter situation in North Lebanon (See Annex 13.6). This report provided an overview of the refugee situation in Lebanon as understood through the eyes of local municipalities, shelter actors, and through in-depth desk research. In February 2015, CARE decided to complement the previous study by taking a closer look at specific shelter and WASH needs in the most deprived areas of Tripoli, the dynamics between refugees and local communities, and to identify possible shelter interventions in the area using on-the-ground surveys and interviews. This also included a mapping of shelter actors. During this assessment CARE found that, to date, there has been no well-coordinated inter-agency shelter support in Tripoli.

### 2.1 Aim of the assessment

The purpose of this follow-up and detailed assessment to the 2014 situation report study was to identify and understand the different living conditions for the Syrian refugees as well as the conditions for vulnerable Lebanese in the hosting communities in Tripoli City, to provide an overview of the present shelter and WASH situation, and to feed into the identification of a specific intervention model and

strategy (theory of change) that could improve and stabilize the living conditions and social dynamics in the most vulnerable neighbourhoods in Tripoli City.

The assessment aimed to establish the main areas of concern and risk for women, men, girls and boys by investigating living conditions, Shelter, WASH, and protection needs in a range of different neighbourhoods across Tripoli. Wider cross-cutting issues linked to shelter and WASH sectors that were also considered included:

- Discrimination/marginalisation against refugees or other marginalized groups
- Lack of land/property tenure and its effect on local and refugee population
- Coping mechanisms to meet financial demands
- Religious, political, or ethnic minority groups

### 2.1.1 The specific objectives

- Situation analysis of shelter needs and gaps in coverage of needs for refugees and host communities in Tripoli city
- Understanding of shelter types and shelter needs in different areas of Tripoli
- Identifying appropriate shelter and WaSH interventions to meet urgent needs and contribute to stabilisation of the situation in urban Tripoli.

#### 2.1.1.1 Research Questions

- What are the different types of accommodation that Syrians and Lebanese in the interest areas are living in?
- What are the barriers to achieving safe and dignified living conditions, safe shelter and access to WASH?
- What could assist them in achieving safe living conditions?
- What are the socio-economic, shelter and WASH risks they are exposed to?
- What is the level of tenure security/safety and dignity that Syrians have been able to achieve?



## 3 Context

### 3.1 Lebanon

Lebanon, a country of 4.2 million people, now hosts nearly 1.5 million refugees from Syria and Palestine<sup>1</sup>. This means that one in every three people in the country is displaced. This situation would be untenable for any nation, yet Lebanon has managed to successively absorb large waves of refugees until they finally closed their border in late 2014. Now, four years since the first Syrian refugees started to arrive, the state of Lebanon itself is showing signs of vulnerability and fragility. According to the 2013 World Bank-led *Economic and Social Impact Assessment of the Syrian conflict*, between 2012–2014, the Syrian crisis was pushing 170,000 Lebanese into poverty, reducing real gross domestic product (GDP) growth by 2.9 percentage points each year, doubling unemployment to over 20 per cent (mostly among unskilled youth), and depressing government revenue collection by USD 1.5 billion. Moreover, government expenditure was projected to increase by USD 1.1 billion due to the surge in demand for public services. (UNHABITAT, 2015) However it has also been recorded (by UNHCR) that over 30 million USD is injected into the Lebanese economy monthly through rent from Syrian refugees<sup>2</sup>.

*“While it is acknowledged that the population influx is straining municipal budgets for solid waste removal, water, etc., it must also be acknowledged that Syrian Refugees inject vast sums of money into the Lebanese economy every month. For example, one figure based on the UNHCR Shelter Survey conducted in March data puts the monthly amount paid in rent by Syrian refugees at USD \$36,000,000 per month”. (National Shelter Strategy, 2015)*



Figure 2: UNCHR Map – distribution of refugees - 2015 Update

<sup>1</sup> UNHCR - Syria Regional Refugee Response - Inter-agency Information Sharing Portal - 1.2m registered, 1.5 m de facto Syrian refugees

<sup>2</sup> \*Amount paid in rent by Syrian refugees per month - USD \$36,000,000 (National Shelter Strategy)

### 3.1.1 Impact on infrastructure and shelter

In December 2014, the influx of refugees has dramatically declined, partly due to Lebanon effectively closing their borders. Nonetheless, as a result of the increase in vulnerable population, the supply of available, affordable shelter in Lebanon is exhausted, particularly in areas of high refugee concentration within the overcrowded Palestine refugee camps and poor urban neighbourhoods in urban centres such as Tripoli. Nationally, over 82 per cent of Syrians have found shelter within the existing housing market: renting any available covered space for between 200 US dollars and 300 US dollars a month, while the remaining 20 per cent live in empty public buildings or in temporary settlements erected mostly in rural and peri-urban areas. Rented accommodation is for the most part sub-standard, often in unfinished buildings, garages or makeshift shelters, exposing families to very poor living conditions and insufficient access to water and hygiene services<sup>3</sup>. In 2014, UN OCHA produced a **map showing the 'Community Access to Shelter' for Lebanon** presenting the low availability and relative high cost of shelter in Tripoli and Beirut.<sup>4</sup>

*“With a history of conflict and tension rooted in various political and religious affiliations between different neighbourhoods, and in urban environments not adequately restored after the civil war, the burden of new population influx results in further deterioration of living conditions for all population groups fuelling heightened tension levels, especially among youth groups.” (UN Habitat, 2015)*

### 3.1.2 Northern Lebanon and Tripoli

A large proportion of refugees have sought shelter in Northern Lebanon (24 per cent), and a significant amount of humanitarian aid has been directed into the areas of Akkar with predominantly rural and peri-urban humanitarian interventions being implemented. A substantial number of refugees (43,760 HHs registered by March 2015<sup>5</sup>) have found their way into the T5 area (Tripoli + 5 surrounding regions) - See [Figure 3](#). The focus on Akkar and Bekaa and the existing modalities of support has meant that many of the refugees who have moved into urban Tripoli have effectively been overlooked and that there are many that may be unregistered -meaning the number of 14,000 families, or 70,000 people, within Tripoli City is likely an underestimate. The Syrian refugees have dispersed into the urban fabric, moving into the already vulnerable and impoverished neighbourhoods. This exacerbates the existing lack of resources and puts a strain on already poor infrastructure. This, coupled with already poor availability of affordable housing, is impacting on social cohesion in the poorest neighbourhoods of the city.

Neighbourhoods such as Kobbe, Tabbaneh, Zehrieh and Zeitoun, already poor and dense urban areas (see maps: [Figure 3](#), [Figure 4](#), [Figure 5](#)) have experienced a population increase of 15, 25, 40 and 80 per cent respectively. Prior to the crisis, up to 69 per cent of the Lebanese and Palestinian population in Tripoli survived on less than 4 US dollars a day. The majority of these existing vulnerable families are found in the very same neighbourhoods hosting the Syrian refugees. With a history of conflict and tensions in certain poor neighbourhoods of Tripoli, the additional pressures put on to these communities is anticipated to increase the risk of rising social tensions and potentially spark violence and inter-neighbourhood clashes. Syrian refugees, Palestinians from Syria and poor Lebanese now have to share the most deprived areas of Tripoli City.

<sup>3</sup> *Lebanon - Community Access to Shelter*. N.p.: UN OCHA, 20 Aug. 2014. PDF.

<sup>4</sup> *Ibid.*

<sup>5</sup> UNHCR - Refugee Distribution Map, February 28<sup>th</sup> 2015 (Figure 3)

INGOs have just begun to scratch the surface of existing local problems which are just now starting to be recognised internationally. UN-Habitat, for example, **has 'started a 'Four Cities Programme' which will address the impact on poor urban communities by the refugee crisis, and will be engaged in neighbourhood upgrading projects as well as profiling the cities and poor neighbourhoods to provide more knowledge on the urban dimensions of the crisis**<sup>6</sup>.

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<sup>6</sup> Inter-Agency Coordination Lebanon. *Shelter Sector Monthly Dashboard, January 2015*. N.p.: UNHCR, - Jan. 2015. PDF.

### 3.2 Tripoli - Affected Areas and Impacts

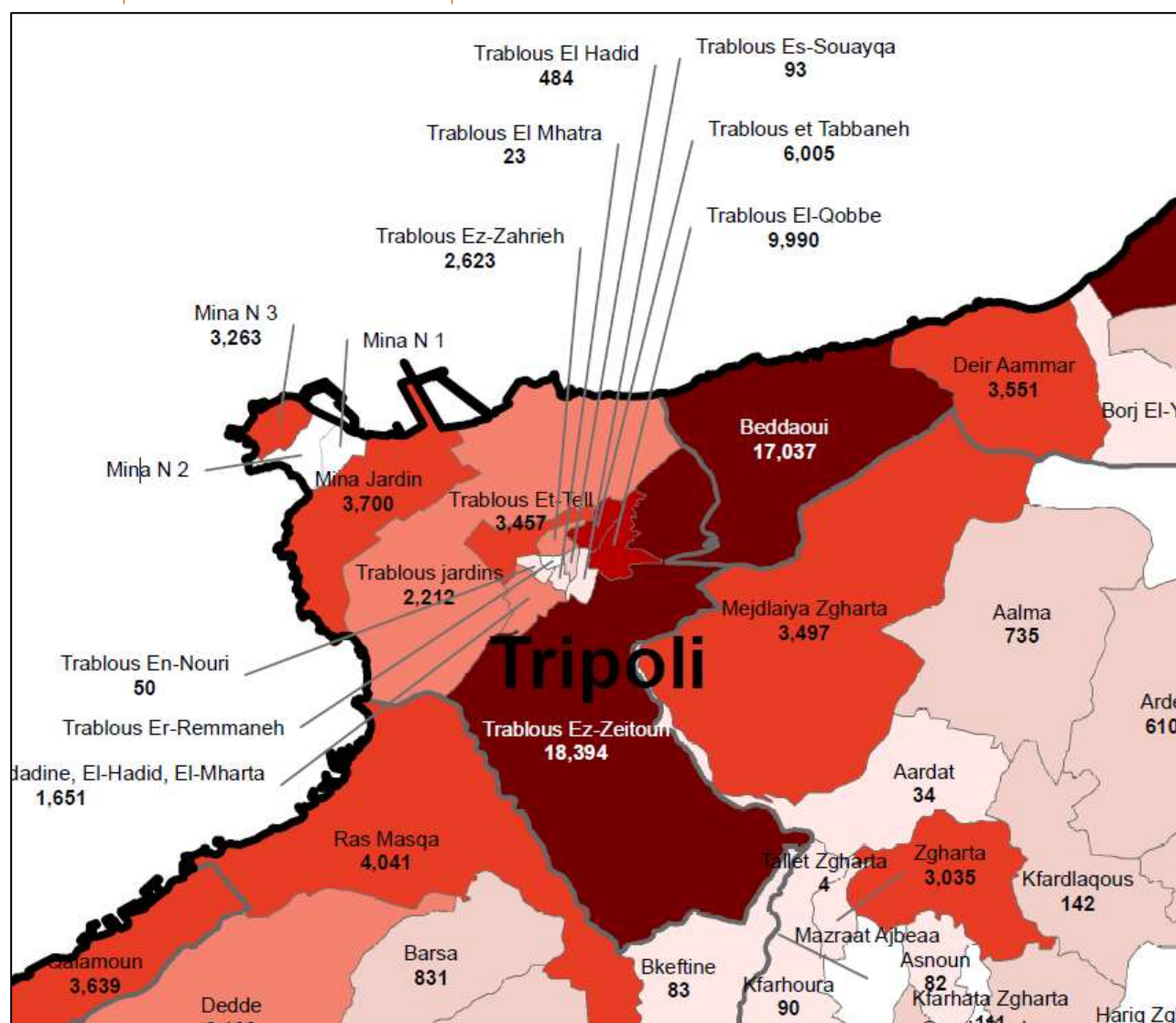


Figure 3: UNCHR Refugee Distribution Map – February 2015

The UN Habitat Map of poverty in Tripoli (Figure 4) shows that there is a clear poverty belt in Tripoli. The most impoverished areas are found in the older parts of the city, as well as in the extension of the city into green field sites to the east of the city, following the river's path. These areas of poverty correlate with the areas of higher population density that have provided accommodation to the Syrian refugees. The cadastres with the highest numbers are Kobbe, Beddaoui and Ez-Zeitoun (see Figure 4). These poor areas were also identified in the latest ESCWA study (2015)<sup>7</sup> which looked at new approaches to measure urban poverty. The socio-economic situation of Tripoli even prior to the Syrian crisis was found to be extremely precarious. The report warned that the city was 'leaning towards socio-economic collapse'. Frequent violent clashes, including heavy artillery fire and bombs in the residential neighbourhoods of Tabbaneh and Jabal Mohsen have also had a socio-economic impact because of increased security concerns within the city deterring people from living, working and investing in the area.

<sup>7</sup> United Nations Economic and Social Commission for West Asia (UN ESCWA), Measuring Urban Poverty in Tripoli, November, 2012

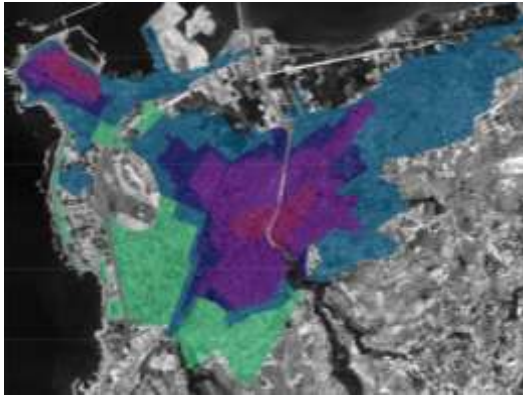


Figure 4: UN Habitat Mapping of poverty in Tripoli

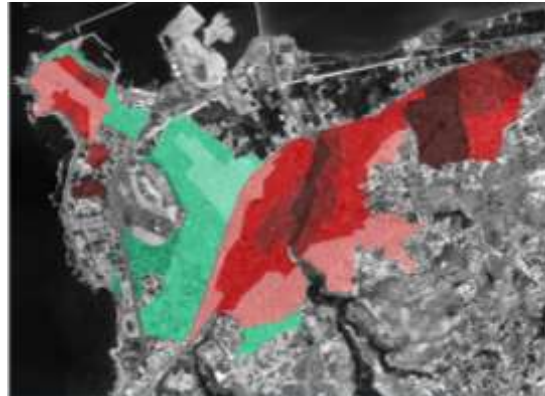


Figure 5: UN Habitat Mapping of urban growth in Tripoli

### 3.2.1 Locating Syrian families, Access and Security

The dispersed Syrian families are, and are perceived to be, not as easy to target or locate in Tripoli as they are when living in tented settlements in the more rural Akkar. The families are predominantly living in apartment blocks or renting rooms from landlords. Due to changes in rental prices or changes in personal situations affecting movement choices, families are frequently moving -this transience makes it difficult to provide continued support to one family. The accommodation is thus rented out to the next Syrian family looking for shelter. Shelter interventions will improve inadequate living conditions, but in theory any future tenants will also benefit from the upgrading of affordable housing stock.

Efforts to serve these families living in the poor and dense neighbourhoods are also hindered by security concerns, especially in areas which have historically suffered from large violent clashes such as Jabal Mohsen and Tabbaneh. These constraints result in gaps in providing adequate support. Security regulations are carefully designed to protect staff working in potentially dangerous zones of Tripoli, often classing these areas as 'No-Go' areas. Unfortunately, these areas are the very ones which require the most support. **Tripoli's reputation has made it difficult** for international organisations to operate. However, the changing situation and the new political environment offer an opportunity to reassess the regulations and reconsider the negative reputation of Tripoli. Working through well-established and connected local partners also offers a way to access neighbourhoods that are thought to be high-risk.

### 3.2.2 Host Community Relations

Previous humanitarian activities and funding have been targeted solely at supporting Syrian refugees, in addition to Palestinian Refugees from Syria (PRS) and Palestinian Refugees in Lebanon (PRL) to a lesser extent. However, in these neighbourhoods, the poor living conditions, inadequate housing and poor access to services are shared by both Syrian and Lebanese families. The population increase in host communities in Tripoli has worsened an already dire situation. The job opportunities, the weak infrastructure, and the unreliability of water and electricity supplies have merely been exposed through the increase in demand on the systems, which were already running at peak capacity. However, for those experiencing this impact in their neighbourhood, it is not surprising that the blame is attached to the incoming Syrians families, thus increasing social tensions. As the preliminary situation report has shown (See Annex 13.6), municipalities are struggling under the pressure of failing infrastructure. Their capacity falls short of providing the level of services needed to ensure adequate living conditions to a large portion of their citizens or to the Syrian refugees. Additionally, the status of the Syrian families in Lebanon means there is no clear, standardised pathway of accountability between them and the municipalities.

## 4 Methodology

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With this assessment, CARE Lebanon aimed to better understand the context of urban Tripoli by gaining qualitative and quantitative information through community and household level assessments as well as complementary research of secondary data.

Carried out in February and March 2015, the assessment included semi-structured interviews and an intensive 10-day multi-neighbourhood rapid household assessment in partnership with the Lebanese Relief Council (LRC), a local organisation, who provided 20 enumerators from Tripoli.

### 4.1 Areas assessed

CARE's areas of focus for the rapid assessment were those where vulnerable Syrian and Lebanese families are suffering from poor housing, infrastructure, and access to services. Through coordination with UNHCR, other shelter actors such as ICRC and DRC, local organisations and NGOs in Tripoli, as well as through actor mapping and secondary data, CARE Lebanon identified neighbourhoods which house Syrian refugees as well as vulnerable Lebanese families. Through CARE, the LRC worked with other local stakeholders and grass root groups to gain a better understanding of the dynamics of the local populations and map out security risks and neighbourhood layouts.

The neighbourhoods included areas which are expansions of the suburbs -namely Abu Samra and Kobbe, inner city neighbourhoods such as Mina (the port area), Tabbaneh and Jabal Mohsen (two of the poorest neighbourhoods in Tripoli and the scenes of the politically fuelled violent clashes of 2012), and finally Zahrieh (Al Ghuraba) and Mankubin which are adjacent to the main consolidated Palestinian camp in Tripoli called Baddaoui.

### 4.2 Targeting

This assessment took a purposive sampling approach, where predefined groups and criteria were identified to guide the selection of interviewees. Within the targeted neighbourhoods, vulnerable families living in poor quality buildings or shelters were assessed. In each area, enumerators interviewed owners, renters, and homeless Lebanese and Syrian families as well as Palestinian and other minority nationalities. Enumerators also aimed to select those occupying a cross-section of shelter types in each neighbourhood, to include houses, apartments, garages and makeshift shelters. The targeting approach of interviewees depended on the size of the neighbourhood. In the smaller areas, such as in Mina, it was possible to visit all buildings and interview at least one family residing there. The local partner LRC focused on interviewing a cross section of people from each area, making sure that both Syrian and Lebanese families were represented. The overall selection process was guided principally by locating and interviewing the most vulnerable.

### 4.3 Data collection

The report is based on data collected from household surveys of 375 Syrian and Lebanese households plus semi-structured interviews with 22 households. The average family size was 5.3 members. (See Annex 13.2 for survey coverage - Table 8)

#### 4.3.1 Household surveys

Household level assessments consisted of surveys developed for collecting quantitative information. Around 65 per cent of household survey interviews were conducted with the male head of household (HoH)

and 35 per cent were conducted with the female HoH. The rapid assessment questions focused on Shelter and WASH, access to services, housing, land and property rights, while also addressing how these conditions affect protection and gender issues in these vulnerable neighbourhoods. (See Annex 13.4 for survey questions).

#### 4.3.2 Enumeration Team

For the field work, CARE engaged LRC to provide the enumerators and field coordinators to carry out the survey work. Akkarouna, another local development NGO, also provided support through a field coordinator and an experienced facilitator for the semi-structured interviews as well as providing important insight into the Tripoli context. For the field teams, there were six teams of two. Each team was made up of one female and one male member. The team partook in the development of the survey, testing the survey using tablets for ease and feeding back to CARE with adjustments or clarifications.

Table 1: Number of household surveys by neighbourhood

Neighbourhood	Count of HH Surveys	Percentage
Tabbaneh	52	13.8%
Al Ghuraba	40	11%
Kobbe	51	13.9%
Mina	65	17%
Jabal Mohsen	48	14%
Abu Samra	71	18.8%
Mankubin	43	11.5%
Total	371	100%

#### 4.3.3 Community level assessments

##### 4.3.3.1 Semi-Structured Interviews

To complement the household survey, 22 semi-structured interviews were carried out as part of the rapid assessment to gain qualitative information about families' experiences and dynamics within the neighbourhoods in question. The semi-structured interviews were mostly carried out with a female household representative.

These interviews went into more depth, exploring the triggers and barriers experienced by the local populations in their efforts to improve their living conditions. The questions explored the motivations for their choice of neighbourhood and accommodation, their sense of security within the neighbourhoods and their main concerns for the future, especially concerning security of tenure. (See Annex 13.5 for the interview questions).

The semi-structured interviews were carried out by CARE International's Shelter Advisor and the Associate Director of local NGO Akkarouna, both with extensive participatory and community engagement experience. The main occupants of the homes during the day were women and the two interviewers were also female ensuring access into the homes even if the husband was absent.

Table 2: Number of semi-structured interviews by neighbourhood

Neighbourhood	Count of Interviews
Abu Samra	8
Shalfeh Lower	5
Shoque	3
Mankubin	4
Kobbe	10
Total	22

#### 4.3.3.2 Focus group discussions

Focus group discussions were carried out in Kobbe and Abu Samra. These took place in Shalfeh in a **girl's** school which provides sessions in the afternoon for Syrian students. These sessions were facilitated by CARE community engagement staff from the Tripoli office and a member of the local NGO DPNA (Development for People and Nature Association)<sup>8</sup>.

#### 4.4 Limitations of the assessment

This assessment looked at samples from six already identified vulnerable neighbourhoods rather than a cross-city assessment. The assessment was also limited to a certain extent because of the diversity of these locations. The six neighbourhoods each have their own specific qualities, form and dynamics, and each require in-depth analysis. Gaining a Tripoli-wide understanding of the Shelter and WASH vulnerabilities by street would involve a blanket approach to an assessment. As the assessment was only able to survey a sample selection of people from each neighbourhood rather than a blanket approach, it is not possible to ensure statistically significant findings for whole neighbourhoods. The assessment does however give us a good indication to the poor living conditions and lack of stability faced by the most vulnerable populations in these areas, and allows us to see commonalities and characteristics of these different but equally deprived neighbourhoods to build up a picture of the overall conditions in Tripoli.

<sup>8</sup> Development for People and Nature Association



## 5 Shelter Context

According to a recent vulnerability assessment of Syrian refugees<sup>9</sup>, 60 per cent of households across Lebanon live in apartments or independent houses, while 25 per cent of households live in unfinished shelters (mainly one room structures), and 14 per cent in informal settlements. It found that:

- The average shelter was 54m<sup>2</sup> and had 2-3 rooms with 3-4 people per room;
- One fifth of households live in covered areas of 3.5m<sup>2</sup> or less;
- Most households (82 per cent) were renting, mainly for unfurnished shelters, with an average monthly rent of 205 US dollars;
- **Shelter conditions were thought to be 'good' for 35 per cent of HHs;**
- The main problems were high humidity (50 per cent), water leakage, rodents and the lack of adequate ventilation. (VASyR, 2014)

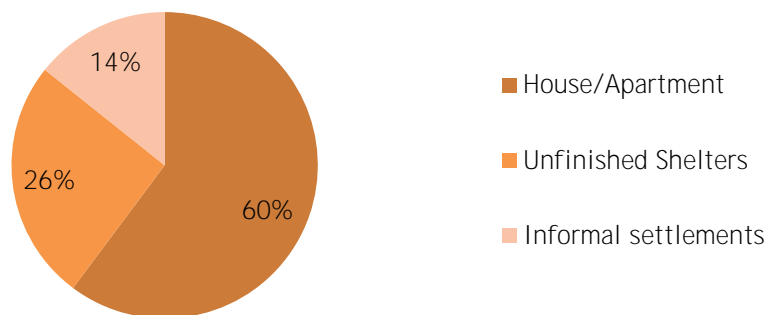


Figure 6: Housing types occupied by refugees

At the time of this report, there had not been a coordinated approach between agencies in reaching the required level of Shelter and WASH support in Tripoli city. From an actor mapping carried out by CARE Lebanon to identify existing and past shelter projects in Tripoli, few shelter interventions were found that could meet the present needs. Actors have intervened in areas which meet the criteria of their chosen project methodology or meet their mandate. There has been a fragmented approach so far which would benefit from more partnerships between agencies and more consolidated needs mapping at neighbourhood level which is shared openly between actors. This level of coordination is needed to start to address the complex needs and the diversity across the neighbourhoods. Despite the emphasis given in the Lebanon Crisis Response Plan<sup>10</sup> (LCRP) and the shelter strategy of the inter-agency Shelter Sector Working Group to target poor urban areas, there is little progress on this mainly hindered by lack of funding to INGOs and lack of partners with technical shelter expertise in the urban context.

<sup>9</sup> The 2014 Vulnerability Assessment for Syrian Refugees (VASyR) in Lebanon was conducted jointly by World Food Programme (WFP), United Nations High Commission for Refugees (UNHCR) and United Nations Children's Fund (UNICEF).

<sup>10</sup> The LCRP is a joint plan between the Lebanese Government and UN agencies aimed at organizing the humanitarian response to the Syria Crisis in Lebanon.

## 5.1 Housing typologies

### 5.1.1 Houses and apartments

Accommodation in Tripoli City is predominantly in the form of 3 to 10 storey apartment blocks and 1 to 2 storey houses. Despite providing solid walls, floors and a roof, the bulk of the more affordable housing stock is largely inadequate. The buildings use very poor quality materials. Use of inferior concrete blocks, no insulation, and little damp proofing means that in winter it is colder and damper inside the building than outside. Poor plumbing, rain water drainage, and roofing means that even interior walls suffer from either running surface water or saturation and damp. These buildings however are better than many of the alternatives, such as garages, tents and makeshift shelters.

#### 5.1.1.1 Garages / Tents and Commercial Units

These garage or storage units are not designed for habitation. Even worse than the houses and apartments, garages are not insulated, have no ventilation, and sanitation facilities are inserted into the only living space. Division between spaces for sleeping, cooking, storage, cleaning and washing are indiscernible, often divided only with cloth curtains. These limited living spaces pose particular problems for protection issues linked to separate spaces for men and women to sleep, as is the practice in a predominantly Muslim population.



Figure 7: Occupied garages in Kobbe



Figure 8: Occupied garages in Shoque

#### 5.1.1.2 Makeshift/ Informal Shelters

These shelters are houses that have been constructed by the occupants themselves or by residents within the neighbourhood over time. They may include recently erected shelters – often occupied by Syrian families and made of temporary materials - which are either stand-alone or in the form of an extension to an existing structure. They are often not structurally sound, do not have foundations, and provide very poor protection from weather elements and from possible intrusions or theft.



Figure 7: Informal housing at the edge of a construction site backing on to apartment blocks in Kobbe

#### 5.1.1.3 Worksites and Homelessness

The worksites are located at the edge of the neighbourhood, where new construction sites are in progress. The construction provides work in very poor conditions but draws both Syrian and Lebanese vulnerable families looking for work and finding accommodation nearby. These are often makeshift homes built on derelict land.

### 5.2 Current approaches to shelter assistance in Tripoli + T5

Initially, at the start of the crisis, support through cash for rent and shelter upgrades in agreement with landlords were seen as a suitable approach to reaching some level of shelter security for Syrian refugees. At this point, the length or severity of the crisis was not anticipated. Upgrading unfinished apartments that required cladding, partitions, and significant work in return for reduced rental rates provided accommodation for a fixed time only. At end of the agreements between the INGO and the landlord, the beneficiary family has often moved on, the rent has been increased and the landlord has replaced the tenant family. The Syrian families are again put in a vulnerable situation, as they look for cheaper accommodation and possibly have to move to different neighbourhoods away from any support networks they may have forged.

The present humanitarian shelter activities in Northern Lebanon revolve around supporting Syrian families in informal (tented) settlements, assisting what is described as **'collective centres'** and **working with SSU's** – Small Shelter Units.

#### 5.2.1 Unfinished buildings/ Small Shelter Units

Shelter actors such as Norwegian Refugee Council (NRC) and Save the Children (StC) have been working in Northern Lebanon (Akkar and outside Tripoli) **with 'unfinished buildings', agreeing with landlords that their property is upgraded for an average of \$1500 and in return they provide fixed, reduced or free accommodation to a Syrian refugee family for a minimum of 12 months.** The opportunities to find additional unfinished buildings or apartments which fit the criteria for this kind of assistance are dwindling, and as the 12 month agreement period comes to an end, families are finding themselves in the same vulnerable position as they were prior to the intervention.

NRC and Save the Children have not been using this approach in Tripoli City. Indeed, the housing stock in Tripoli itself does not provide the type of buildings which can be sufficiently improved using the standardised \$1,500 upgrading and landlord agreement, and reach the same impact that is possible in more rural areas of T+5 where there is more space and suitable buildings to work with. More so, in Tripoli City, the average rent is higher than that in the surrounding areas -which is another reason why landlords are less likely to agree to the \$1,500-worth of shelter upgrades.

### 5.2.2 Cash for rent

#### Shelter Case Studies

*“During the Syrian refugee crisis, cash-for-rent projects first began appearing in Lebanon in June/July 2012. At that time, the case for cash-for-rent appeared to be rather limited since alternative shelter options were available (collective shelter, small shelter units) and the host community had been very welcoming and eager to assist. However, once refugee numbers began to rise dramatically, with refugees quickly using up their financial resources in rental accommodation, pressure increased on the rental market and evictions began to occur more frequently. Cash-for-rent is now considered as a quick response option, necessary when other options have gone awry”.*

*Shelter Case Studies (Contribution from DRC Lebanon)<sup>11</sup>*

Cash for rent distributions were reduced in 2014 as it was recognised that it was not providing a **stabilising response to the Syrian refugee’s shelter needs. It has also been observed that the direct cash distribution to Syrian families caused tensions with Lebanese families in the same neighbourhoods, as they felt they were equally in need of rental support as the Syrian families.** From interviews with local organisations in Tripoli, they reported that in the past four years, the rental market in Tripoli has become more competitive with rental prices rising due to increased demand and landlords raising their prices accordingly. Syrian refugees who received cash for rent at relatively high rates were the most highly desired tenants, with landlords often selecting these families over potential Lebanese tenants. This, therefore, has very strong potential to add to any existing tension between populations. The National Shelter Strategy developed by the Shelter Working Group, led by MoSA, UNHCR, and UN-Habitat has not included cash for rent as a modality that they would like to promote in the future response plan<sup>12</sup>. However, there is a separate mechanism that provides cash support. The UCA (Unconditional Cash Assistance) package provides assistance based on vulnerability criteria; this is not, however, coordinated with Shelter assistance. As rent is one of the most pressing expenditures of Syrian refugees, it is likely that these unconditional grants are spent on shelter yet is going unrecorded.

### 5.2.3 Conflict Repairs

In response to the clashes in Tabbaneh and Jabal Mohsen in 2012, ICRC has carried out remedial works on housing damaged as a result. They are implementing community cohesion projects such as a Community Kitchen and community street cleaning activities. These provide affordable food and/or livelihoods for residents of both areas. DRC has carried out a certain number of shelter interventions in Tabbaneh; however, these areas are still extremely vulnerable and require further support despite some on-going security concerns.

### 5.3 Gaps

In the Shelter Strategy for T5 area it states that in 2015, members of the Shelter Working Group in Northern Lebanon will target around 12,308 HHs (61,540 individuals) for support, but gaps will still remain. For 2015, 10,000 HHs have been identified as requiring support in the Working Group’s gap, but it is unclear how many of these are in Tripoli, with the majority of agencies operating in the outer areas of T5 and towards Akkar.

Shelter interventions have also not always included WASH support, leaving families vulnerable to health risks within their own homes. The Shelter Strategy for the T5 region now provides guidelines on the type of WASH assistance expected as part of shelter support, but existing planned activities are still operating

<sup>11</sup> Créac’h, Yves-Kim, and Emily Sloane. Shelter Projects 2013-2014: *Evaluating Cash-for-rent Subsidies*. ShelterCaseStudies.org, 2014.

<sup>12</sup> Inter-Agency Shelter Sector Working Group – Lebanon, National Shelter Strategy – Modalities. PDF. UNHCR.

in sectoral silos, unsuitable for dense urban contexts. Moreover, shelter interventions suffer from weak planning resulting from lack of linkage between household and communal level activities.

#### 5.4 Housing, land and property rights (HLP) in Tripoli

HLP issues in Tripoli vary from area to area and differ between different members of the population. The poorest neighbourhoods have been built up organically over time, often on state-owned land such as Mankubin and Al Ghuraba. The buildings in these areas have been built without building permits, but as the deficit of affordable housing in Tripoli increases, there are fewer and fewer formal options for those people with very low income. There are large numbers of people renting, either with fixed contracts where rent increase with inflation, or through short term contracts where landlords have the freedom to choose the highest bidder.

Many apartment building owners are often living outside of Lebanon and do not carry out good maintenance or management of buildings. The competition for affordable rental properties and the intervention with cash for rent has, to a certain degree, skewed the market. Landlords see Syrian refugees as more desirable tenants, ones who are desperate enough to pay high rental rates on short term (six-month) agreements, and sometimes agreeing to take accommodation with no contract at all, thus allowing landlords to change tenants whenever they think they can receive more money from another family.

##### 5.4.1 Security of tenure for refugees

The regulations surrounding the HLP rights for Syrians do not allow for the possibility of security of tenure. When it comes to rental agreements, most refugees develop informal understandings with their landlords and do not appear to be well-informed of their rights under Lebanese law. Evictions are common and mostly relate to the inability of refugees to pay their rent. Moreover, evictions are not carried out in compliance with domestic law or international standards and thus represent a protection concern<sup>13</sup>. Furthermore, if Syrians wish to work they need, at a minimum, a signed rental contract from their landlord. However, as many proprietors do not have property rights in these more vulnerable areas, landlords are not willing to provide written proof that they are leasing accommodation, although some house owners do welcome formalised lease agreements as this will also provide more security for them<sup>14</sup>. Additionally, in situations where rental contracts are available, the time periods for these contracts have become shorter and shorter, allowing flexibility to the landlord to end agreements if another offer comes along, making it difficult for Syrians to find any security in their situations.

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<sup>13</sup> UN Habitat, and UNHCR. *Housing, Land, and Property Issues in Lebanon: Implications of the Syrian Refugee Crisis*. N.p.: UNHCR, Aug. 2014. PDF.

<sup>14</sup> Ibid.

## 6 General findings

### 6.1 Survey findings (See Annex 13.7)

Out of all respondents, 62 per cent were registered with the UNHCR, while 38 per cent were not registered, and around 2 per cent were in the process of being registered (See Table 4). Out of the total interviewed families, 54 per cent are Lebanese, 43 per cent Syrian, and 3 per cent were Palestinian or other (See Table 3). In total, details of 2,000 people were gathered in the assessment. Sex and age disaggregated data showed that the largest age group in the interviewed families was the 19-65 age bracket, making up nearly 50 per cent of those enumerated. Only 3 per cent of those enumerated were elderly (65+), suggesting elderly Syrians may have chosen to stay in Syria rather than make the journey elsewhere.

Table 3 : Number and percentage of nationalities of families surveyed

Nationality	Count	Percentage
Lebanese	200	53.60 %
Syrian	160	43.47 %
Palestinian	9	2.40 %
Other	2	0.53 %
Grand Total	371	100per cent

#### 6.1.1 Refugee status and mobility

The neighbourhoods assessed held higher numbers of refugees than other areas of the city. However, the number registered may not give a complete picture of the actual populations of refugees. The recent government legislation from December 2014 has put greater restrictions on the ability of Syrians to stay in Lebanon, find accommodation and work in the country. Those arriving since January 5<sup>th</sup> 2015 will have to have documentation to show that their claim to enter Lebanon legally is valid. If they wish to be registered as a refugee and receive support from international agencies in the form of vouchers, families **are required to sign a 'pledge not to work', and**, if they are found working, risk being repatriated. Due to the new regulations, there are some families that may choose not to register as refugees. However, to be able to work, individuals need to have a resident permit; costing \$200 each for 12 months and simultaneously makes them ineligible for assistance.

Table 4: UNHCR Registration Status of those surveyed

Nationality	HH Count	Percentage
Syrian	160	
Appointment pending	3	1.80 %
Registered	101	62.00 %
Unregistered	56	36.20 %

Through studying UNHCR's map (Figure 2), 33 per cent of the registered refugees in T5 are located within Tripoli City. There are also 6,388 HHs (31,940 individuals) identified by the Shelter Working Group who fall into a category of special cases as they disengage from Cash for Rent programs, highlighting that refugee families continue to be mobile, often moving on from accommodation that has been part of an upgrading project to find something more suitably priced or closer to friends or relatives. These figures are based on

those families registered with UNHCR; however many Syrian families are not registered officially (See Table 4 for the breakdown from the assessment). This suggests that numbers of people in need of assistance could be even higher than estimated by UNHCR.

#### 6.1.1.1 Humanitarian assistance

When interviewed, less than 30per cent of the families reported to be presently receiving humanitarian assistance. However, this result may have been influenced by the presence of CARE staff and the hope that those interviewed would be part of a potential future project. (See Annex 13.5)

## 7 Shelter findings

### 7.1 Overview of the Six Neighbourhoods (part of the rapid assessment)

The different neighbourhoods that were part of the rapid assessment are at different points of their development: some areas have existed for many years but historically always been vulnerable, and other areas are relatively new and part of the present urban sprawl. Each area has its own specific dynamics and relationships and populations, yet all have challenges linked to poverty, poor socio-economic and infrastructure services.

As shown in the UNHCR mapping (See Figure 3) there are certain neighbourhoods in Tripoli City which house higher numbers of refugees. In addition to housing a large proportion of refugees, these neighbourhoods are also the most impoverished areas in Tripoli. Figure 8 highlights these areas in orange, with the darker tone correlating with the higher number of registered refugees. The neighbourhoods identified for the survey are highlighted in purple.

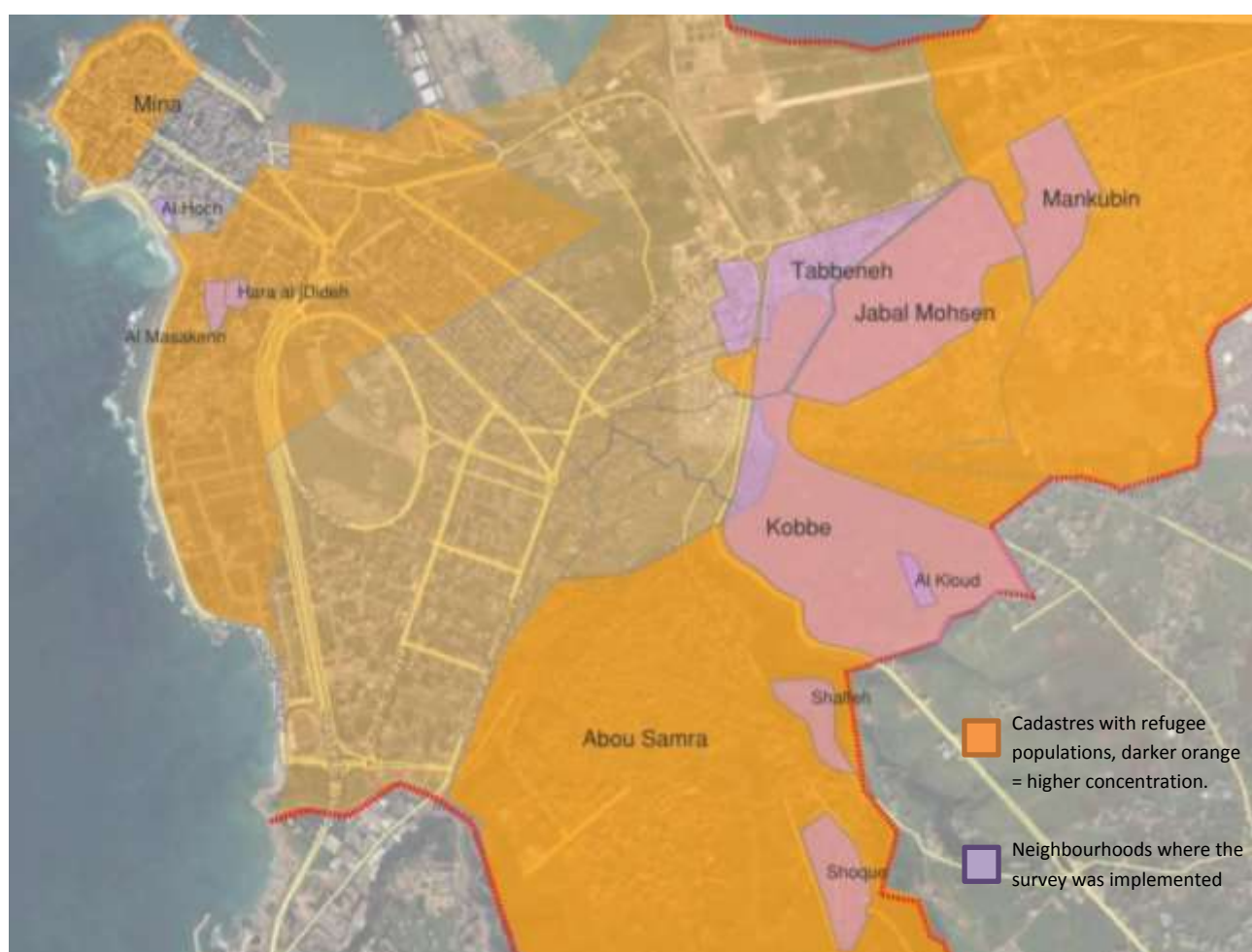


Figure 8: Map showing overlay of Neighbourhoods visited and level of refugee population



### 7.1.1 Tabbaneh and Jabal Mohsen

These two neighbourhoods to the North East of the city are divided by religious, ethnic and political loyalties - conflicts that have been fuelled by competing politicians who have been providing arms to increase the level of violence and conflict to gain political leverage. These already very poor neighbourhoods have suffered because of the increased tensions and lack of social cohesion between the Sunni Tabbaneh and Alawi Jabal Mohsen inhabitants. The houses, already inadequate, are dangerous, lack basic services, and are often damp and flooded from sewage water from upper floors in the apartment blocks. Many lack windows and there is a significant lack of furniture, doors, and sanitation equipment.



Figure 9: A Lebanese Sunni woman peers out of the window of her house, which was damaged during clashes between pro and anti-Syrian government groups, as she looks at Lebanese army soldiers deployed in the streets of Sunni neighbourhood of Bab Tabbaneh, in the northern port city of Tripoli, Lebanon, Wednesday April, 2, 2014. (AP Photo/Hussein Malla)



Figure 10: Housing in Jabal Mohsen showing damage from bullets

### 7.1.2 Kobbe

Situated to the East of the city, the area is dominated by urban expansion in the form of mainly middle-income apartment blocks. The apartment block garages provide some of the cheapest options for accommodation for Syrian families struggling to meet the financial costs of renting in Tripoli. These garages, converted into accommodation through the addition of a toilet, have no hot water, very poor access to running water (sometimes provided by a pump), and rely either on access to the landlord's generator (at cost) or illegal syphoning of electricity. The Syrian families, mostly from the Homs area of Syria, reportedly chose Kobbe because their friends and family had come to this area, with many now living in adjacent garages (See Garages- 5.1.1.1). Kobbe is also one of the neighbourhoods where worksites were found with accommodation located on site, in the form of very poor shelter conditions. (See 5.1.1.3)



Figure 11: Occupied garages in Kobbe



Figure 12: Typical apartment blocks in Kobbe

Within Kobbe there are also a significant number of deprived Lebanese families, and the support for Syrian and non-Lebanese families feeds into the existing tensions between the groups. Syrian families in this region do not interact with the Lebanese locals, only talking to or socialising with other Syrian refugees. In Kobbe in particular, CARE observed a significantly high level of social tensions and lack of social cohesion, where Syrian populations are subject to negative comments from the playground to the mosque. The main root of the resentment appears to come from the competition for livelihoods opportunities (See 7.2.3.1) and the impression held by the Lebanese that they are losing jobs to Syrians. These jobs, however, are often jobs that have been traditionally carried out by Syrians (as the immigrant labour force) and did not previously appeal to the Lebanese.

### 7.1.3 Shalfeh-Wal-Shokk in Abu Samra

This neighbourhood to the south of the city is particularly sympathetic to the Syrian refugees plight and has been known to intervene when there have been problems relating to vulnerable refugee women living alone, or families being ill-treated by their landlords. There is a mix of accommodation comprising garages, houses, apartments, and temporary shelters built on poorly finished buildings.

This neighbourhood is cheaper than Kobbe, has and has attracted a large Syrian population. However, the level of infrastructure matches the lower price, with un-tarmacked roads and few housing units with access to running water or reliable electricity. Many of the buildings in this area have been built without official building permits, which causes additional problems for Syrian families wishing to get the necessary paperwork for their resident permits (See 7.2.1.1 Rental agreements).



Figure 13: Newer apartment block with garages below



Figure 14: Poorly constructed apartment building in Shalfeh



Figure 15: Single-storey Lebanese house with rented out rooms for Syrian refugees

#### 7.1.4 Mankubin

Mankubin is an area of state-owned land next to Jabal Mohsen, Al Tabbaneh, and Beddaoui camp. The area is made up of mainly informally built buildings that have incrementally been erected since 1955. The area is located in close proximity to other vulnerable neighbourhoods and offers low rental costs. Ownership of housing is unclear, and water and electricity provision is poor. Water is collected from wells which often provide saline water and can be easily contaminated. The area is also subject to the periodic security risks which are a result of the Al Tabbaneh and Jabal Mohsen clashes.



Figure 16: Makeshift housing in Mankubin



Figure 17: Edge of the Palestinian Beddaoui camp

#### 7.1.5 Mina (Al Hoch, Hara al Jdideh and Al Masakenn)

Mina is the old port area of the city of Tripoli. The deprived neighbourhoods in this area house more Lebanese than Syrian families. This is in part due to the poor availability of apartments or houses that can be rented out to incoming families. The assessment looked at three neighbourhoods, Al Hoch, Hara al Jdideh, and Al Masakenn. These areas are dense, with narrow meandering streets and buildings that have been organically built and extended over time. Traditionally the neighbourhood of fishermen, many families still make their living from working at sea or in the port. Some refugee families have come into

the area to join relatives who arrived in the neighbourhood in the previous decade; however, despite this time, their living conditions have not improved beyond what refugees can expect.



Figure 18: Location of smaller neighbourhoods in Mina



Figure 19: Montage showing the neighbourhood of Al Hoch in Mina.

#### 7.1.6 Al Ghuraba

Located in the Zahrieh area of Tripoli close to Jabal Mohsen and Tabbaneh and next to a Muslim cemetery, this neighbourhood consists of informal self-built houses. The people here are extremely vulnerable and are marginalised from the rest of Tripoli. The name of the area itself means ‘the strangers’, and people living here work in the cemetery burying the dead -which holds a certain stigmatism. There is no formal infrastructure with open sewage and drainage causing significant health risks. The land is largely state-

owned but with parts controlled by Islamic ‘mortmains’ (the land that is owned by the mosque in perpetuity), which can potentially lead to tension with the state or local mosques.

There are poor shelter conditions throughout the neighbourhood – often single-storey, single-roomed houses with nearly no furniture and few household assets. The houses are damp, leak, are dilapidated and often lack foundations. Space is so constrained and housing so densely arranged that houses share toilets and bathrooms; there is little space for kitchens and food preparation areas. Some houses, even with amenities, have no separation between toilet and kitchen areas. Some of the houses near the main road also suffered in the Tabbaneh and Jabal Mohsen clashes, receiving mortar damage.

## 7.2 General shelter findings

Of the housing units visited, the vast majority of them (66 per cent) were apartments or houses, followed by unfinished buildings at 17 per cent. In this urban context there were fewer tents than in more rural areas, but vulnerable families were often found residing in garages and commercial units. Figure 20 shows the spread of housing types found. See section 5.1 for a description of the different housing typologies.

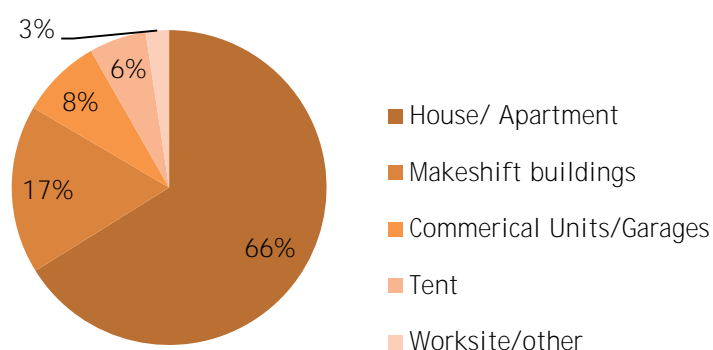


Figure 20: Shelter types visited in assessment

The largest proportion of housing type was finished houses or apartments, especially in the older neighbourhoods such as Tabbaneh, Jabal Mohsen and Mina. Apartments and houses are relatively expensive options, with Syrians making up only 35 per cent of those families living in apartments or housing compared to 61 per cent of Lebanese families interviewed.

The Shelter Technical Working Group in Tripoli cites the minimum Shelter Standard of 3.5m<sup>2</sup> of covered space is required per person in a dwelling to ensure adequate shelter. Among the surveyed households, and compared to their household size, 10 per cent live below the shelter standard set by the Shelter Technical Working Group -out of the 38 HHs occupying an overcrowded space (22 Syrian HHs and 16 Lebanese HHs), 22 live in finished houses and apartments, and 16 live in tents, garages, shops, and unfinished houses. These overcrowded living spaces were found mainly in Beddaoui, Kobbe, Al Ghuraba, Mina, Abu Samra, and Tabbaneh areas. Around 2 percent of interviewed households live in spaces between 3.5 and 3.9 m<sup>2</sup>. 88 per cent of interviewed households were found to be occupying adequate shelter space.

Syrian families, constrained by lack of livelihood opportunities, often have no other option than to look for cheaper, more inadequate housing options. The highest number of garages was found in Kobbe where the newer apartment blocks are predominantly found, each with a lower floor of garage units intended for storage or commercial units. Around 80 per cent of the garages, tents and shops visited were occupied by Syrian families, and 70 per cent of those garages visited were in Kobbe.

Tents were considered to be shelter made of non-permanent materials such as tarpaulins and fabrics. Unfinished shelters or makeshift houses were mainly found in the older parts of the city where people have made permanent extensions to the houses over time and they have not been finished to a high standard. Makeshift shelters made up to 17 per cent per cent of the typologies visited across all neighbourhoods. The majority of makeshift housing was found in Mankubin and Al Ghuraba and made up 20-30 per cent of the surveyed families in these neighbourhoods. Worksites were found in Abu Samra and observed in Kobbe, where there are construction projects in progress. These types of shelters only made up a small percentage of those surveyed (2-3 per cent); however, significantly-sized worksites were observed in Kobbe (Al Koud) and Abu Samra during the semi-structured interviews.

Of the families interviewed about their housing status, 89 per cent of Syrians were renting, compared to 38 per cent of the Lebanese families. The number of Lebanese who were squatting was relatively high, predominantly in areas such as Mina and Al Ghuraba, the long-standing densely populated deprived areas of Tripoli. This leaves little room for incoming Syrian populations. (See Table 5)

The area with the highest proportion of families owning their properties was Abu Samra. The areas with the highest proportion of renters are Tabbaneh with 77 per cent of families interviewed renting, followed by Mankubin and Mina – the older neighbourhoods – both with 54 per cent. Al Ghuraba also has the highest proportion of squatters at 32 per cent of those interviewed, followed by Mina with 25 per cent. Al Ghuraba is a state-owned land – **‘the Lebanese law does not recognize adverse possession (also known as “squatter’s rights”), yet Lebanese courts have been relatively tolerant of such occupation in cases of extreme need<sup>15</sup>**. Thus, these families may by default have a claim to the land they live on by means of occupation, but legally are seen as long term squatters.

Table 5: Housing Status of interviewed Lebanese and Syrian households in 6 communities in Tripoli

Nationality	Count	Percentage	Total
Lebanese	200	53.60 %	
Own	76	20.27 %	37.81 %
Renting	81	21.60 %	40.30 %
Squatting	43	11.47 %	21.39 %
Syrian	160	43.47 %	
Own	10	2.67 %	6.13 %
Renting	145	38.67 %	88.96 %
Squatting	5	1.33 %	3.07 %
Grand Total	375	100.00 %	

### 7.2.1 Renters (See Table 13)

The average rent was \$177 per month, with the most expensive average rent found in Mina (\$254/month), and the lowest in Jabal Mohsen (\$97/month). Rent varied between Syrians and Lebanese, and was dependent on the type of housing that is available in the different neighbourhoods.

<sup>15</sup> Ibid.

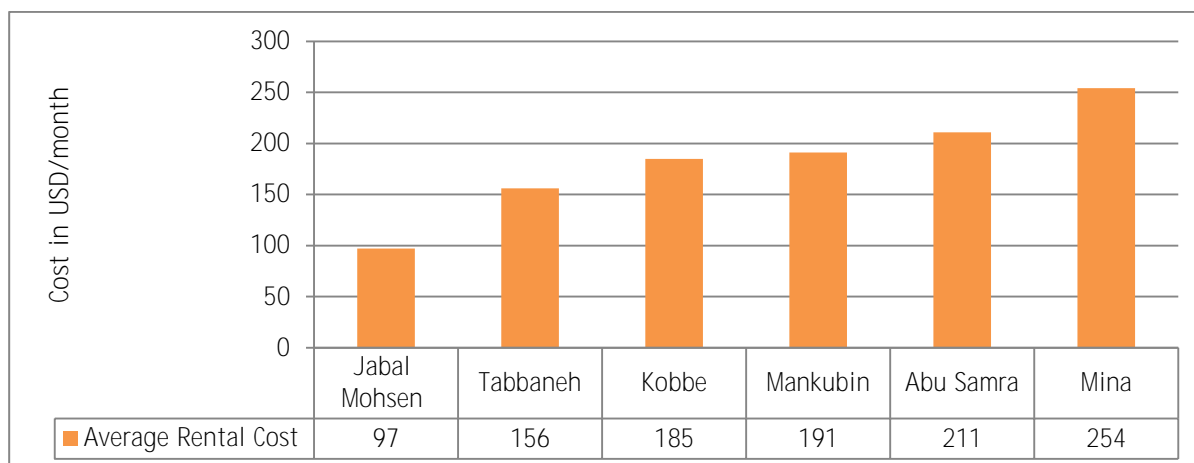


Figure 21: Rental costs per month by area

#### 7.2.1.1 Rental agreements (See Table 6)

From the total of Syrian families interviewed, 89 per cent were renters (See Table 5). Out of these families, a high percentage (75 per cent) had a form of rental agreement with their landlords. Additionally, out of the Syrian tenants with agreements 70 per cent were registered with UNCHR. Lease agreements registered at the local government (municipality) are a prerequisite for visa acquisition and residence in Lebanon. Lease agreements can be replaced by housing pledges by Lebanese landlords annexed to a statement from the municipality or the Mukhtar proving that the property belongs to a Lebanese resident<sup>16</sup>.

Fewer than 10 per cent of agreements were found to have actually been witnessed or counter-signed by an official (either a notary, member of the local municipalities, or a lawyer). Ten of the Syrian families interviewed claimed to own their shelters or apartments.

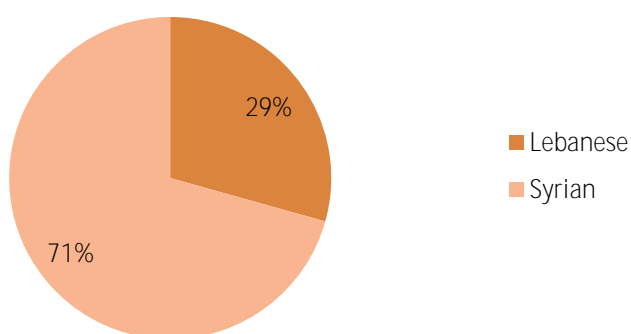


Figure 22: Proportion of nationalities of families with written rental agreements

<sup>16</sup> General Security Visa Requirements for Syrians – January 2015



Table 6: Percentage of families interviewed / Rental agreement type

Type of rental agreement	Syrian	Lebanese
No agreement	2.45%	15.42%
Legal (notary/municipality)	9.82%	7.96%
Formal written	75.46%	31.34%
Verbal	2.45%	1.99%
Other	1.23%	4.98%
Own – no agreement	6.13%	38.31%
INGO contract	0.61%	-
Total	100%	100%

The informality of agreements and leases has advantages and disadvantages for both landlords and tenants. Landlords can find tenants leaving with little notice, or have tenants who are unable to pay the rent, or pay it irregularly. However tenants can find themselves paying inflated prices for accommodation that is damp, inadequate and sometimes dangerous to their health.

*The informal nature of the low income housing market lies at the heart of the refugee shelter issue. A recent study by UNHCR and UN-Habitat found that the vast majority of vulnerable Syrian refugees are securing shelter through the informal market. While the informal market has many strengths (responsiveness, flexibility, and relative affordability), it also has severe shortcomings (poor housing quality, insecurity of tenure, negative environmental impact). Any measures to address refugee shelter issues must be based on a clear understanding of this informal market context.*

UN Habitat and UNHCR<sup>17</sup>

#### 7.2.1.1.1 Where people want to live: reasons for their choices

When asked why they had chosen to live in a specific neighbourhood, rental prices were the key influencing factor: firstly choices were driven by affordable rent (41 per cent), and then proximity to relatives (29 per cent), and then choices were dictated by being a safe distance from any potential conflict and violence (9 per cent). The choice of neighbourhood to live in was less influenced by access to services, work opportunities, or being within a community with the same background or nationality.

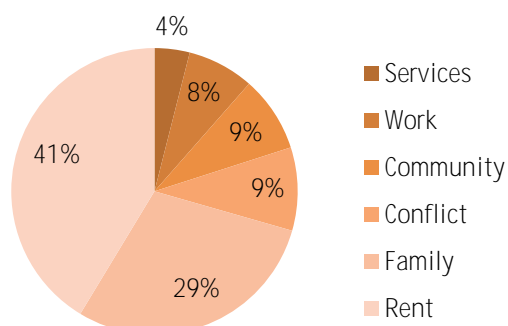


Figure 23: Factors influencing choice of neighbourhood

<sup>17</sup> UN Habitat, and UNHCR. *Housing, Land, and Property Issues in Lebanon: Implications of the Syrian Refugee Crisis*. N.p.: UNHCR, Aug. 2014. PDF.

### 7.2.2 Risk of eviction

Of all the households visited, 30 per cent of tenants felt at risk of eviction – amongst these 43 per cent said it was due to the fact that they were late with rental payments. Only 15 per cent said it was due to poor relationships with their landlords. The largest number of people who felt they had low security of tenure or were at risk of eviction were in Kobbe and Mina (50 per cent of those interviewed in these areas). The perpetual uncertainty of a family's security of accommodation causes severe stress for those responsible for providing shelter and security for their family members. The short-term leases and the competitiveness of the rental market mean that many families cannot rely on being in the same location for more than 6 months.

### 7.2.3 Coping mechanisms and Financial Insecurity

Many families are struggling with meeting rental costs, especially those experiencing high rent or rental increases on longer-term contracts. Syrian refugees are often more vulnerable to being exploited over rental costs due to the lack of affordable housing and the competitive rental market. Lebanese families are also victim to the across-the-board rental increases, but many have long-standing agreements with landlords where increases are only allowed on an annual basis and are fixed to a certain percentage increase. A recent ILO study has recorded the changes in the local market in Lebanese towns. The report attributes various factors to the increasing cost of living –factors such as the increased demand on finding affordable rental accommodation, as well as the injection of cash through vouchers, were found to have an influence on price inflations.

*“Prices of basic commodities and services have soared. The increase in demand for rented accommodation has raised rental prices drastically. This price inflation is attributed to an increase in demand due to population growth, the injection of cash and food/cash vouchers, and the reduced access to cheaper goods from Syria”.*

ILO<sup>18</sup>

Syrian families faced with eviction if they do not pay the rent on time turn to negative coping mechanisms to maintain the access to shelter that they do have. Through semi-structured interviews, it was revealed that one of the main stresses for the women and heads of household interviewed was how to prioritise the urgent needs on a day-to-day basis and not knowing from one day to the next where their next source of money will come from, if it would come at all. Making impossible choices between feeding the family, sending children to school, meeting the rent deadlines, paying for electricity, and buying water are the daily reality for many families. Unable to meet all the basic needs, families often rely on the charity of their friends, family, neighbours, and strangers.

#### Box 1: Financial Security

Out of the families interviewed, 72 per cent felt they had financial security up until the end of the month, 26 per cent of families were not sure they could meet their needs to the end of the month, and only 2 per cent of families felt that they had financial security beyond that. From the total families that did not feel they had financial security beyond the end of the month, 65 per cent of these were Syrian families.

<sup>18</sup> ILO. "Assessment of the Impact of Syrian Refugees in Lebanon and Their Employment Profile." *Assessment of the Impact of Syrian Refugees in Lebanon and Their Employment Profile*. N.p., 01 Apr. 2014.

#### 7.2.3.1 Livelihoods

The main responsibility of earning income fell on the men in the household. However, if unable to work due to illness or injury or inability to earn enough money for basic needs, the women and boys in the families were also required to work. Some women took jobs as cleaners in nearby privately-owned apartments, or tried to earn money through sewing, by providing basic food preparation for local restaurants, or other low-paid jobs. Job opportunities for women are few and far between, and they often rely on existing contacts or relationships through landlords to provide work opportunities.

Many girls appeared to spend the day at home, and there seemed to be few girls undertaking paid work. If they did work, it was in support of their **mother's livelihood activity, and often only if it was possible to do the work from the house.** If registered as refugees, families make a pledge not to work - solely relying on support from international agencies. Those families that rely on WFP vouchers for food found that the present rate of 19 US dollars only lasted for two weeks rather than the presumed month. Once the initial food package had run out, many families survive on eating staple ingredients such as potatoes or on donations to get through to the end of the month.

#### 7.2.3.2 Impacts on Women, girls, and boys

Women and children are especially vulnerable to the impacts of **these families'** inability to meet basic needs. Girls are often the first to be denied access to education if a choice has to be made between sending sons or daughters to school. In addition to school fees, transport for children to get to school puts further financial strain on families -in total, it can cost between 30-40 US dollars per month to send one child to school. When not able to go to school, children spend the majority of time inside. A lack of suitable space to play in the neighbourhoods, or the fact that their mothers cannot spend much time outside in public, means that they rely on watching television (when there is enough electricity) leading to a lethargic and inactive lifestyle with negative health implications. Some of the older children and young adults (15-25) showed signs of mental trauma or mental illness as a result of being witness to atrocities in Syria. Their schooling had been interrupted and their aspirations dashed. Women are burdened with the responsibility to feed and clothe their families with almost non-existent funds. Through the semi-structured interviews, two interviewees spoke of their experience of a group of single women forced to live on their own due to violent or absent husbands. They rely on the goodwill of their neighbours and landlord to protect them against these men or others wishing harm on them. **The constraints on these families'** lives lead to poor living conditions, low self-esteem, lack of opportunities, and low motivation. They are unable to change their circumstances because of the untenable position they are in.

### 7.2.4 Standard of housing & living spaces (See Table 14)

#### 7.2.4.1 Space standards

The average shelter size in the survey is 48m<sup>2</sup> (compared to the national average of 52m<sup>2</sup>): for Lebanese families the average size was 52m<sup>2</sup> and for Syrian families 43m<sup>2</sup>. As mentioned above, the Shelter Technical Working Group in Tripoli cites the minimum Shelter Standard of 3.5m<sup>2</sup> of covered space is required per person in a dwelling to ensure adequate shelter. From all the dwellings visited in the assessment, 14 per cent had a living space that was lower than 17.5m<sup>2</sup> for an average family size of 5, which would provide 3.5m<sup>2</sup> per person. The worst situation was in Mina where a quarter of those families interviewed were living below the Sphere standards for covered living space, followed by Al Ghuraba with 20 per cent, and 17 per cent of houses visited in Kobbe.

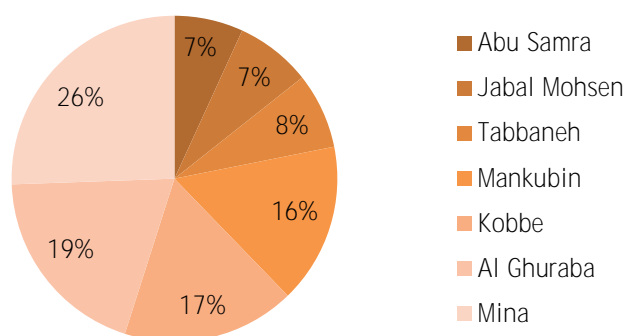


Figure 24: Percentage of HU's that do not provide 3.5m<sup>2</sup> per person of living space /neighbourhood

#### 7.2.4.2 Internal space & conditions

In some cases, entire families living in one space occupy only one room. This occurred more frequently in certain neighbourhoods – for example 25 per cent of families interviewed in Al Ghuraba were living in one room. In total, 70 per cent of shelters visited were observed to not provide adequate level of space and partitions, and therefore privacy, especially for women and girls. The survey found examples of up to 8 people residing in one-roomed dwellings. The single space is the only sleeping and living space for entire families or groups of people. The impact is that there are cases where unmarried men or women are forced **to sleep in the same room, which is against many people's cultural and religious traditions. Additionally,** children are often forced to sleep in the same space as their parents or other adults outside of the immediate family, which poses privacy issues and potential protection risks.

Out of the shelters visited, 35 per cent of dwellings did not have a separation between the sleeping/living areas and the kitchen or bathroom facilities. 9 per cent of shelters visited had no kitchen or bathroom. This problem of insufficient space was particularly serious in Al Ghuraba in Zahrieh where 80 per cent of houses visited did not have a permanent divide between the sleeping area and the utility areas.

Additionally, 40 per cent of dwellings where more than one family was residing did not have separate areas for the different families to sleep. There is rarely furniture available for people to sleep on - elevated off the floor, despite the floor often being cold, hard and damp. On average, across Tabbaneh, Jabal Mohsen, Al Ghuraba and Mankubin, 75 per cent of houses did not have enough mats on the ground to decrease heat loss. 50 per cent of these houses did not have sufficient mattresses to ensure each family member could sleep off floor level.

#### 7.2.4.3 Condition of shelters

More than 75 per cent of houses visited had very poor condition of roofs and wall, often made of dilapidated, corrugated iron. This allows significant leaking and gives inadequate protection from the elements. The worst effected neighbourhoods were the older areas, such as Jabal Mohsen, Mankubin and Zahrieh (Al Ghuraba), with more than 80 per cent of houses visited having inadequate roofs and walls. Abu Samra and Jabal Mohsen were also reported to have high numbers of houses with poor quality floor slabs, or no concrete scree on the floor at all. Many of the dwellings are not weather-proof, with openings that cannot be shut or those only covered with temporary materials such as cloth or tarpaulins. A total of 34 per cent of families visited were living with more than half their windows made of makeshift materials, allowing heat to escape and often wind and rain to enter the home. Nearly 40 per cent of dwellings did

not have a lockable front door; the majority of these were rented or squatted accommodations (73 per cent).



Figure 25: Stairwell in Mankubin

The communal areas of apartment buildings were often dangerous and dilapidated, with little or no maintenance provided by landlords or carried out by residents/tenants. Stairwells were badly lit; staircases had no handrails or banisters, leaving gaping holes where children could fall. Entrances to buildings also were not lit. Roof areas, often used for household activities such as drying clothes or areas for children to play, are not safe and with no up-stand or handrail at the edge of the roof slab. Front doors to apartments were not always permanent or lockable, and entrances at street level are open. This increases the chance of intruders. Compounding the problem of poor quality construction and lack of enclosed spaces, 47 per cent of shelters visited had no source of heating; the majority of those houses without heating were found in the most deprived areas of the city - Abu Samra, Tabbaneh, Jabal Mohsen and Mina.

## 8 WASH

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In addition to shelter conditions, the assessment covered some key aspects of access to water, sanitation and hygiene in the same neighbourhoods.

In water, the main focus was on water sources for drinking purposes and for domestic purposes at household level, and on water storage. In sanitation, the focus was on toilet infrastructural and hygienic conditions, wastewater discharge, and safety aspects linked to toilet use. Finally, the assessment attempted to measure the prevalence of diarrheal and skin diseases among the respondent households.

WaSH Data were analysed principally by neighbourhood, by shelter type, and by nationality of respondents.

The data pointed out that:

- Public water supply and sewerage services are only one of the water and sanitation options for the population, and often do not reach adequate service levels. The resort to informal alternatives is common to fill the gaps.
- Access to water and sanitation varies considerably according to the shelter types. No strong correlation emerged between nationality and access to water and sanitation, suggesting that impoverished refugees and Lebanese share similar access to services.
- There is a sharp divide in access to water and sanitation in houses or apartments on one hand and in substandard accommodations on the other hand, where access to services declines dramatically.
- Access to water and sanitation reaches alarmingly poor levels in neighbourhoods with high prevalence of substandard shelters. This indicates that informal urban development areas represent pockets of need and vulnerability and deserve a special focus.

### 8.1 Sanitation

Access to sanitation (See Table 10)

Overall, only 4.31 per cent of the respondents stated not to have access to a functioning toilet, whilst all the others have access to at least one functioning toilet.

The divide between Syrian and Lebanese population is not significant in this respect, pointing out that access to sanitation does not vary significantly according to the nationality of respondents. However, whilst 3.23 per cent of the households living in houses or apartments do not have access to a functioning toilet, the proportion doubles in unfinished buildings (6.15 per cent) and gets even higher in tents (13.64 per cent). This suggests that in the areas surveyed, the type of shelter where households live affects access to sanitation more than the nationality and status of the households.

Interestingly, all households living in garages stated they have access to a functioning toilet. This might be due to the fact that garages are used by individual households and are not shared among various households.

As regards the various areas covered in the assessment, it needs to be noticed that the proportion of households without access to at least one functioning toilet is uniform, except in Zahrieh (specifically Ghuraba), where the proportion of households with no access to a toilet soars to 12.5 per cent. (See Table 15)

There are 5.4 users per toilet on average, with little variations among the neighbourhoods surveyed. This is probably linked to the high prevalence of household-level toilets, knowing that the average household has 5.02 members. It needs to be noticed that 5.4 users per toilet represents a satisfactory ratio. The Shelter Sector Working Group set the minimum standard as 15 users per toilet in small shelter units<sup>19</sup>.

Finding out the coping strategies enacted by the households with no access to a toilet was unfortunately not possible, since 68.75 per cent of the 4.31 per cent who do not have access to a toilet did not answer **the question. Among the ones who answered, most stated they use neighbours' toilets, and only a tiny proportion mentioned open defecation.** This might indicate reluctance to answer the question, or a miscomprehension of the meaning of the question.

### Sanitation types

Most of the households visited are connected to sewerage (73.32 per cent), whilst about 20 per cent discharge their wastewater into a septic tank or into a pit. Same as above, no significant difference between Syrians and Lebanese emerged. Connection to sewerage is prevalent in all shelter types except in worksites, where half of the respondents use septic tanks. However, the low number of respondents in this shelter category (n=2) suggests that the result might not be statistically relevant. It needs to be noticed that 4.31 per cent of the respondents either did not choose any option or indicated other sanitation solutions.

Although surprising, the prevalence of sewer connections among shelters that were not meant as housing units (e.g. shops, garages) can be explained in light of the location of those housing units. In fact, garages and shops are often located at the ground floor of residential buildings equipped with connection to sewerage. Families who live in garages or shops benefit from those connections.

Findings were relatively uniform in all the locations surveyed, except in Abu Samra where only 61.9 per cent are connected to sewerage and 22.54 per cent use septic tanks. In Tabbaneh and Kobbe, more than 80 per cent are connected to sewers. (See Table 10)

The overall prevalence of sewerage over other sanitation systems seems higher than stated in past studies. The *Lebanon Environmental Assessment of the Syrian Conflict* (September 2014) stated that only 67.4 per cent of households in North Lebanon had access to sewerage in 2007, and estimated that the Syrian influx would represent an additional 8 per cent to 14 per cent load nationwide in 2014. The higher proportion of sewered households in the assessment may be due to the fact that the assessment focused on urban Tripoli, which is likely to be better served than rural areas or smaller towns.<sup>20</sup>

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<sup>19</sup> Inter-agency Shelter Sector Working Group. *Guidelines on Rehabilitation of Small Shelter Units*. UNHCR. 2014.

<sup>20</sup> Ministry of Environment. *Lebanon Environmental Assessment of the Syrian Conflict*. 2014.

### Toilet conditions (See Table 15)

When asked about the structural and hygienic conditions of their toilets, only 23 per cent did not mention any particular damage or deficiency. 11.9 per cent reported a combination of leakages, stagnant water and poor separation, and other percentages mentioned one of those deficiencies separately.

Overall, 31.73 per cent of all toilets do not have a sink with running water. Unlike other aspects of sanitation, results vary significantly in this category. In Ghuraba specifically, the proportion reaches up to 60 per cent. This suggests that the sanitation situation in Ghuraba is exacerbated by poor access to water supply.

Overall, data seem to point out that toilets, even when they are in place and are used (i.e. are functional), are not necessarily in adequate structural conditions and do not necessarily provide users with a hygienic environment. Such considerations are closely related to privacy and safety concerns, since only 15 per cent of all toilets are equipped with lockable doors, and nearly half of all toilets do not have doors at all, without substantial differences between Lebanese and Syrians. Proportions above average of toilets without doors were found in Ghuraba (77.5 per cent).

### Sex segregation of toilets

Only a minority of households (1.35 per cent) stated to have sex-segregated toilets, with no significant geographic or national divide among the respondents. This piece of data, which might seem unusual in a predominantly conservative context, might be explained in the light of the spread of household-level sanitation: the vast majority of households (89.49 per cent, with little variance among nationalities) do not share their toilets with other households, therefore the need for sex-segregated toilets might not be as strongly felt as it would be in the case of public toilets or toilets shared among various families.

When asked about accessibility of functioning and non sex-segregated toilets, about one fifth of the respondents answered they do not have easy access.



## 8.2 Water supply (See Table 11)

### Sources of drinking water

The relative majority of the households surveyed use the piped network (“household connection”) as source of drinking water (35.2 per cent), followed by bottled water (23.73 per cent), water from communal water points (19.47 per cent), water trucking (6.4 per cent) and other sources. The proportion does not vary significantly according to shelter type. However, it needs to be noticed that water trucking to households living in garages spikes to 16 per cent. In addition, a significant proportion of the households who live in unfinished buildings fetch drinking water from communal water points (27.69 per cent) whilst only 15.38 per cent use the piped network.

This has an impact on the main sources of drinking water disaggregated by neighbourhood. In Beddaoui, Mina and Al Ghuraba, where the proportion of households living in unfinished buildings is higher than average; the use of communal water points is higher. This is a matter of particular relevance, since generally easy access to water tends to increase the quantity of water used and improve hygiene practices, whilst those aspects deteriorate as accessing water gets difficult/time-consuming.<sup>21</sup>

However, especially when it comes to water for drinking/cooking purposes, users’ perception of water quality tends to play an important role. Typically, the use of bottled water for drinking purposes is not due to lack of water from alternative and cheaper sources (e.g. piped networks) but to lack of trust in the quality of water from those sources. In a recent needs assessment in Tripoli area, one third of the interviewees said they perceive tap water as unsafe to drink.<sup>22</sup> Recent data released by the Ministry of Environment confirmed water quality is problematic in Lebanon overall, and that resorting to bottled water is a widespread practice both for Lebanese and for refugees.<sup>23</sup> Further study is needed in the areas assessed to establish if the perceived unsafe water quality is confirmed by actual unsafe water quality.

### Sources of domestic water

Same as for drinking water, the majority of the households use the piped network for domestic water (48.27 per cent). 16 per cent use unprotected wells, 13.07 per cent use communal water points, and 12.8 per cent use protected wells. The proportion does not vary much with the shelter type. However, same as for drinking water, dwellers of unfinished buildings use communal water points as the main source (27.69 per cent), followed by piped network (24.62 per cent) and protected wells (23.08 per cent).

Quite surprisingly, the proportion of households who use the piped network is higher in garages than in houses/apartments (60 per cent versus 54.44 per cent respectively). Same as concerning connection to sewerage, this may be due to the fact that garages benefit from the water network connections built in the building design, whilst some houses might have been built informally in un-served locations.

Since quality in water for domestic usage (laundry, house cleaning, etc.) is less crucial than in drinking water, it would be interesting to know if not using the piped network is driven by lack of connection, poor quantity, or lack of trust in tap water quality.

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<sup>21</sup> See for instance: SMET, J., VAN WIJK, C. (ed.). *Small Scale Water Supplies. Technology, People and Partnership*. International Water and Sanitation Centre. Delft, the Netherlands: IRC. Chapter 4, p.63. 2002.

<sup>22</sup> CISP. *An Insight Into Refugees’ WASH Needs In the Union of Municipalities of Tripoli, El Mina, El Beddawi*. 2014. PDF.

<sup>23</sup> Ministry of Environment, 2014. *Lebanon Environmental Assessment of the Syrian Conflict*.

In any case, based on this assessment, most households use alternative sources than the piped network for drinking and domestic uses, **which has an impact on already strained households' finances.**

Official data state that 79 per cent of the households in Lebanon are connected to piped water networks.<sup>24</sup> The data described above seem to suggest much lower coverage (less than 50 per cent). This could be interpreted in the light of the dramatic population increase after 2011, pushing Syrian refugees and impoverished Lebanese to settle in shelters and slum-like areas unconnected to the water networks. It might also suggest that the official data mentioned above did not account for the population living in informal development areas, de facto excluding them from official statistics. It might also be the case that the 79 per cent overall coverage results from a very wide range of local coverage percentages. This will need to be assessed in additional studies.

### Water storage

Water supply in Lebanon is intermittent; therefore, it is essential for end-users to be able to store water at home between two contiguous supply times. However, only 54.67 per cent of the respondents stated they have water storage facilities at home (any tank with a capacity greater or equal to 500 litres was considered as storage in the survey). This would entail that about 45 per cent of the households do not have adequate capacity to store water and, as a result, being vulnerable to shortages and being pushed to cope by fetching water from communal water points. However, water storage in fact can be at the communal level as much as at the household level, as in the case of a multi-storey building where the **same storage tank is shared among multiple families. The assessment didn't capture this aspect.**

### Cooking facilities

Overall, 78.17 per cent of all households have cooking facilities ("kitchens"), pointing out that nearly 22 per cent **haven't. Out of those who have, 20.75** per cent are without partitions, meaning that cooking does not happen in a dedicated area. (See Table 14)

However, if the overall proportion of households with kitchens is disaggregated by shelter type, findings show a much different picture where, in garages, shops and tents, the proportion of households without a kitchen ranges from 40 per cent to 52 per cent. In unfinished buildings, 23.08 per cent do not have kitchens. In other words, there is a divide between houses/apartments and other shelter types, and the high number of families living in **houses/apartment somehow 'skews'** the overall proportion. In the same way, this confirms the overall consideration that the kind of shelter where people live greatly affects their access to water and sanitation.

Also, the proportion varies significantly according to the locality. Whilst in Al Mina and in Al Beddaoui about 9 per cent do not have kitchens, in Al Tabbaneh and in Ghuraba above 30 per cent do not have kitchens. As regards the nationality, 18 per cent of the Lebanese do not have kitchens, whilst the proportion spikes to 26.88 per cent for the Syrian refugees.

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<sup>24</sup> Ibid.

### 8.3 Disease prevalence

A section of the assessment questionnaire enquired about diarrhoeal and skin diseases, as such disease categories can be associated with poor hygiene practices (personal hygiene, food storage and preparation), and with poor water quantity and quality.

Overall, 32.53 per cent of the households reported to have had at least a case of diarrhoea in the one month before the assessment. The proportion of households with at least a case of skin diseases was 30.13 per cent. Such disease prevalence could be explained in the light of the inadequate water and sanitation conditions where many families live in the neighbourhoods covered in the assessment. (See Table 12)

However, clear definitions of diarrhoeal diseases and skin diseases were not provided to the respondents during data collection, and the questionnaire was not designed to obtain epidemiologically relevant data. Therefore, although denoting a certain prevalence of potentially water- or hygiene-related diseases, those figures need to be taken cautiously.

## 9 Summary of findings

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### 9.1 Shelter and WASH

In the identified neighbourhoods, the majority of the population -including both Syrian and Lebanese families, face challenges to access even substandard housing and WaSH facilities. **Inadequate living conditions are found across shelter typologies including finished houses and apartments which aren't normally targeted for shelter interventions.** Although some people have access to running water, a toilet and drainage, others are living in very poor conditions; many dwellings are not weather-proof, suffer from excessive leaks and damp, have partial or broken windows, little or no heating facilities, and have limited daylight and ventilation. Families rely on water collected from unprotected wells or standpipes, and often do not have access to clean drinking water. Combined, these living conditions and numerous building defects create levels of extreme vulnerability, manifested in negative coping mechanisms, increased risk of disease, and cases of depression and desperation. Few of the most vulnerable families had sufficient levels of privacy in their homes, thus posing potential protection issues for those living in extended families, or in shelters with little security. In this urban setting of Tripoli, many substandard buildings such as garages, shops, and commercial units can be found where Syrian refugees reside. According to the Shelter Working Group in Tripoli specifically – 35 per cent of Syrian refugees who are renting are believed to be living in sub-standard conditions, including overcrowding.<sup>25</sup> Shelter density is contributing to the exacerbation of vulnerabilities across affected populations. (See section 7.2.4 where the key findings of this assessment are elaborated).

Adequate legal protection is not available for most Syrian refugee families; rental agreements offer little security for tenants, and evictions are commonplace. Rental prices are increasing and utilities are often controlled by landlords, offering inefficient and unreliable connections. Recent changes by the Government of Lebanon to registration and residency status make it extremely challenging and expensive for refugees to live in Lebanon, though they have few alternative resettlement options.

In addition, 40 per cent of the resident Lebanese in Northern Lebanon are estimated to be below the poverty line, often living in similarly sub-standard rental accommodation<sup>26</sup>, with the figure in Tripoli estimated to be 57 per cent<sup>27</sup>. A major finding of this assessment was that a high percentage of the interviewed families felt that they do not have financial security beyond the end of the month -72 per cent out of which 65 per cent are Syrian families. Moreover, 26 per cent of families were found to be financially unstable that they were unable to meet their needs up until the end of the month. It is clear that humanitarian interventions need to consider livelihoods options when planning interventions. Cash-for-rent interventions for refugees in many cases are merely prolonging the problem of families finding secure and stabilising shelter solutions.

The unregulated informal market, however, poses challenges for any monitoring of the quality of the apartments or houses being let. The market is not providing the quality or the scale of affordable housing needed to meet demand. It could be argued that the Syrian refugees are not a permanent fixture in Tripoli and that this present spike in population numbers is temporary, requiring temporary solutions. However,

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<sup>25</sup> UNHCR T5 Shelter Strategy 2015

<sup>26</sup> Lebanon Northern Governorate Profile - March 2014

<sup>27</sup> UN Economic and Social Commission for West Asia, Measuring Urban Poverty in Tripoli, Nov, 2012

the increase in population has merely exposed the inadequacy of existing housing stock and the poor living conditions in Tripoli.

Shelter and WaSH conditions are intricately linked through the overall condition of the housing and facilities within the community. The transient nature of the refugee families, in part due to the short-term lease and rental solutions which are available to them, means that families can move multiple times within a year. However, it is important to note that despite the movement of refugee families, the same properties are often rented out to new Syrian families meaning that shelter interventions which improve a dwelling are improving the overall housing stock in these poor areas, increasing living conditions for the community in general.

#### 9.1.1.1 Infrastructure

Existing housing stock accommodating the Lebanese is inadequate and the community-level infrastructures such as drainage are also poor, especially that Lebanese tenants have not previously benefitted from households rehabilitation and shelter upgrades. There are many areas that still rely on unprotected wells and do not have connections to the municipal water mains. The problems with infrastructure and access to services are not so much a cause of the influx of refugees but existing poor infrastructure falling behind the demand of increased populations and an inevitable urban sprawl.

## 9.2 Cross Cutting Issues

### 9.2.1 Social Cohesion

The populations are affected differently by the poor living conditions in the neighbourhoods. Perhaps the main problems faced by Syrian refugees but not local Lebanese concerns their status within Lebanon and ability to support themselves. Legal registration in Lebanon (the constant need to re-apply for residency and related costs) including the inability to travel between Lebanon and Syria poses serious stresses on families. Within Lebanon, Syrians are faced with the lack of longer-term security of tenure for accommodation, constrictive labour laws, poor access to already full schools for Syrian children, and the exposure to tensions in the neighbourhoods in which they reside. Despite the fact that Lebanese families also suffer from the poor infrastructure and poor job opportunities, in the declining economy their status means that they at least have the freedom to access any work where and when available.

*“While it is acknowledged that the population influx is straining municipal budgets for solid waste removal, water, etc., it must also be acknowledged that Syrian Refugees inject vast sums of money into the Lebanese economy every month. For example, one figure based on the UNHCR Shelter Survey conducted in March data puts the monthly amount paid in rent by Syrian refugees at USD \$36,000,000 per month”.*

UNHCR <sup>28</sup>

### 9.3 Information gaps and requirements for further assessment

Syrian families have gone to the poorest areas within Tripoli city. Each neighbourhood has different conditions, needs, history, and changing dynamics. Therefore, integrated Shelter and WaSH interventions and approaches need to be nuanced for each area and different populations -Syrian, Lebanese and other vulnerable groups. Core activities need to be adapted to suit the needs and context. They should be based on further in-depth assessment of vulnerable families in these areas, as well as on cross-community participatory planning to capture the nuances and specific conditions in each neighbourhood.

<sup>28</sup> UNHCR Lebanon National Shelter Strategy 2015

## 10 Recommendations

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### 10.1 Programme Approach

1. Programming should start to go beyond individual unsustainable assistance to Syrian families, and include activities that have more longevity and a wider impact. Supporting marginalized populations in general to have a voice and to have access to information can be complemented by supporting under resourced local municipalities and water establishments. Mechanisms for accountability to refugees and other vulnerable groups could be developed within the local authorities, encouraging participation in a two-way communication between the authorities and the residents. Small-scale community planning may provide a platform for this relationship to develop. (See 3.2.2)
2. For urban contexts such as Tripoli, integrated multi-sector approaches are advisable due to the fact that services, utilities, housing, WaSH and livelihoods are all inextricably linked. As many families are displaced to the deprived urban centre, there is an opportunity to invest significantly in these neighbourhoods to improve poor shelter, housing and infrastructure. Opportunities for small-scale urban livelihood activities should complement the physical improvements. (See 9.1)
3. Individual assistance is needed to support the most vulnerable in the deprived urban areas of Tripoli and should continue to be provided at this level. In addition to this support however, it is important that in areas of high social tension that activities and interventions are also implemented at community level to improve social cohesion and build the level of resilience and of access to basic services throughout the community. (See 9.3)
4. Appropriate assistance to the most vulnerable members of society who face gender-specific challenges and protection issues must be prioritised. Women, girls and boys are particularly vulnerable in the face of poor living conditions, spending significant amounts of time within the inadequate shelters. Due to cultural traditions, it is often the girls who are not able to go to school and will be required to support their mothers at home with housework. Additionally, in what are often extremely dense living conditions, lack of partitions and privacy put both women and children at risk in shared accommodation. (See 7.2.4.2 and 7.2.4.3)

### 10.2 Shelter and WaSH

5. Household-level shelter and WaSH approaches should be tailored to the specific type of shelter and location within the city. Interventions could take the form of a two-tiered approach.
  - a. *The first level* of intervention would be used for buildings that are either non-traditional habitable accommodation -such as garages- or those shelters for which NGOs cannot facilitate permanent upgrading or improvements -such as weather proofing and WaSH upgrades of substandard buildings (informal or makeshift housing, garages, worksites etc.)
  - b. *The second level* of intervention would be durable rehabilitation of occupied substandard

buildings (apartments and unfinished houses).

The two-tiered approach allows different levels of intervention that can respond to various conditions. The first tier of intervention could be used in situations where the tenure security of a shelter is unclear, or the shelter is at such a level of inadequacy, or located in an inappropriate location that making permanent interventions is not suitable. Shelter interventions are also dependent on a good relationship with the landlord. For cases where it is challenging to arrive at an agreement with the landlord, then first-level intervention would be considered. The second tier of rehabilitation will be feasible when there are multiple vulnerable families located in proximity and there is a potential for an overall benefit to carrying out building-level improvements. These improvements will require coordination and agreement with the landlords. The conditions of the improvements will be linked to improving tenure security for those living in the buildings and agreements of longer leases will be sought as part of this programming.

Both tiers would be in coordination with the municipalities and with the water establishments (particularly as regards connections to water networks or sewerage) and involve community-level meetings and planning. Water supply and sanitation public infrastructure projects should operate in parallel to, and in coordination with, the improved buildings and individual assistance programme; this would help increase the overall resilience of the community.

6. Future programming in Tripoli will benefit by meeting a balance between supporting those that need immediate shelter and WASH assistance (both Lebanese and Syrian, and other vulnerable families) as well as supporting the stabilisation of the living conditions of the wider community. Street approaches to upgrading can improve the habitability of an area while making a positive impact on social relations. Buildings housing both Syrians and Lebanese families could be rehabilitated through improving the communal areas with lighting, handrails and closing of holes or gaps to increase safety. Improving access to utilities may also include the rehabilitation of plumbing and electrical connections.
7. Infrastructure support within the same municipalities support the improvement of immediate as well as longer-term living conditions and complement individual shelter and WaSH assistance. Water and Sanitation projects such as drainage, improved water points, new service connections, upgrade of water networks and water sources, and communal space improvements can improve the overall well-being of a community. These improvements will be implemented in collaboration with the water establishment and with the municipality, which will allow larger-scale planning and upgrades as required. Urban informal development areas need to be part of this strategy.
8. Cash or rental support when used needs to be carefully monitored. There is scope for the cash distributions that are coordinated by the cash consortium to be aligned with shelter interventions and monitored in their use for rent. However, close monitoring of the rental market and tensions at neighbourhood level would be necessary to allow adaptation if activities have a significant negative impact. As long as refugees are unable to work freely and food vouchers continue to decrease, then, cash distributions are unavoidable.

Through cash distributions, there is an opportunity for cash-for-rent to continue at the discretion

of the refugee families, rather than being paid directly to the landlord. Negotiations over rent prices and their relationship to utility bills can then be managed and discussed between landlord and client rather than prices set at agency level. This may better mimic the reality of the rental market, supported by post-distribution monitoring to discover how many cash distributions are used to secure shelter. Cash or vouchers in general enables beneficiaries to use money for their own priorities while boosting their purchasing power, and, depending on the context, can empower the women in families as they are able to support their families. (See 5.2.2)

### 10.3 Other recommendations

9. Livelihoods opportunities are scarce for all vulnerable members of the population. The impact of poor livelihood opportunities will especially affect those Syrian families that need to meet monthly rental payments. Due to the potential for social tensions between populations, any humanitarian programming needs to be able to support both Syrian families and Lebanese through suitable and transparent vulnerability targeting, and consider what forms of livelihoods support are feasible for each. Support to host communities is vital to improve social cohesion and stabilisation in areas with large refugee numbers. Hence the importance of Community Support Projects (CSPs) targeting municipalities and local communities with infrastructure projects, thus reducing spending for both residents and local governance.  
There will be a form of conditionality attached to support to the host community -that the refugee families will be able to continue living in the neighbourhoods and apartment buildings without fear of violence or forced evictions. (See 7.2.3.1)
10. Potential protection issues can be positively impacted by nuanced shelter support. Shelter offers an opportunity to address or to mitigate against potential protection issues that could occur due to extended households living and sleeping in constrained spaces and lack of suitable partitions, doors and locks. All shelter and WaSH interventions must consider protection issues; staff engaging with the community must be adequately trained to recognise potential protection issues and be supported by systems that are put in place for referrals where serious protection issues exist. (See 7.2.4.2)
11. Several local NGOs exist in Tripoli with strong capacity and connections with grassroots organisations. It is important that they are included in programmes in the city, and that their capacity as local partners is further built upon. (See 3.2.1 and 4.1)

### 10.4 Advocacy

12. Assisting beneficiaries to access information on their refugee rights or HLP rights means that any actors in the humanitarian community have to have a position on the recent (December 2014) legislation affecting those refugees arriving after January 5<sup>th</sup> 2015. It is important to consider the present government legislation on **refugees' status and the implication of the** resulting constraints on livelihood opportunities, living in safe and sustainable shelter and accessing health services, as well as maintaining familial connections in Syria. Without addressing these issues, and without a strong position to advocate, the implementation of projects will not address the longer-term stabilisation issues. It is the responsibility of NGOs to:



- Report the impact of regulations and monitor the potential increased humanitarian risks, social tensions, and potential exploitation that may result;
- Raise awareness and improve mitigation against the negative consequences of the December 2014 legislation;
- Strengthen HLP rights: 1) among beneficiaries through awareness-raising and the dissemination of relevant information; 2) among local actors through training of community representatives and municipalities.

**NRC's external release explaining** limited legal status for Syrian refugees and the impact on access to shelter is available from their Shelter or ICLA team<sup>29</sup>. (Also see 6.1.1)

13. Agencies should work constructively with UNCHR and the Lebanese Government to ensure that legislation does not increase the vulnerability of Syrian refugees. This could potentially increase social tensions in areas where there is already competition to access job, services, accommodation, and resources. **NRC's paper 'The Consequences of Limited Legal Status for Syrian Refugees in Lebanon' begins to explore these impacts.**<sup>30</sup>
14. Security measures for working in the areas need to be reviewed. The areas with large influxes of refugees also suffer from high vulnerability and high levels of social tensions and potential violence. Areas such as Jabal Mohsen and Tabbaneh are home to populations with immediate humanitarian needs. Security measures for some INGOs presently hinder **staff's ability to work in** these areas. Through close coordination with the local authorities and security services as well as other actors such as ICRC, safe operations in these areas can be possible. (See 3.2.1)

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<sup>29</sup> Information, Counselling and Legal Assistance Programme (ICLA) NRC document - *'Overview: Links between Legal Status and Shelter situation for Refugees from Syria Consequences of recent changes'*, 27 February 2015

<sup>30</sup> Information, Counselling, and Legal Assistance Programme. *The Consequences of Limited Legal Status for Syrian Refugees in Lebanon*. N.p.: Norwegian Refugee Council (NRC) Lebanon, Mar. 2014. PDF.

## 11 Conclusion

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Until now, one of the default assistance methods for the Syria Crisis has been cash or vouchers for refugees to maintain their present existence in Lebanon. As the crisis shows no sign of finishing imminently, it is time for agencies and donors to consider activities that assist with the stabilisation of those populations affected -both displaced and hosting- as well as put efforts into reducing the increased pressure on already weak services and advocating for improved methods to reach longer-term stabilisation. Integrated activities such as local neighbourhood improvements, rehabilitation of buildings, and support to WaSH services at household, neighbourhood, and city levels need to increase and become the main approach to addressing the living conditions in impoverished areas. As cash distributions continue, they must be carefully monitored in their relationship to accessing shelter to better understand their impact. Urban interventions need to occur at multiple levels engaging simultaneously at individual, community, and institutional and local authority levels. Shelter and WaSH interventions will be the most beneficial to overall living conditions if supported by livelihoods activities and when working in parallel and coordination with support for improved security of tenure. Programmes will be dependent on good relationships with host communities and landlords, and strengthened by strong advocacy to address humanitarian risks within the refugee and host communities.

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## 13 Annexes

### 13.1 Humanitarian Assistance

Table 7: Count of families receiving humanitarian aid

Assistance	Count of Assistance	per cent Assistance
Lebanese	200	53.60%
No	185	49.33%
Yes	15	4.00%
Syrian	160	43.47%
No	87	23.20%
Yes	73	19.47%
Palestinian	9	2.40%
No	9	2.40%
Other	2	0.53%
No	1	0.27%
Yes	1	0.27%
Grand Total	371	100%

### 13.2 HH Survey Count

Table 8: Survey count

Total Surveys = 371
Total Interviewed Families = 371
Total of HH sharing with other families = 54
Total Families = 429 (only 375 interviewed)
Actual Housing Units = 371

### 13.3 Semi-Structured Interviews

22 HH interviews took place over the field work period.

#### Kobbe: 10

- 1x Lebanese Key Person in the Community (Al Kloud area)
- 8 x Syrian HHs in garages in al Kloud
- 1 Lebanese family in central Kobbe in an apartment block

#### Mankubin: 4

- 2 x Lebanese Family
- 2 x Syrian Families

#### Shalfeh Lower (Safe room area): 5

- 1 x Lebanese family (landlord)
- 2 x Syrian families (landlord's tenants)

2 x Syrian families living together in UNHCR rented apartment

Shoque (Upper Shalfeh):3

1 x Syrian family in USAID safe room

1 x Syrian family in garage

1 x Syrian family in rented apartment

## 13.4 Enumeration Survey Questions

### Enumerator Information

Name of Enumerator or ID number

Organization

Location

Village/Municipality

Enter detailed address

We are working for Lebanese Relief Council (LRC) which is a humanitarian organization and are conducting a study. We would like to ask you a few questions about your household in order to have a better understanding of your living conditions. This questionnaire will take about 15-20 minutes of your time to complete. The information you provide us with during this interview will be kept strictly confidential. We might share the information you provide us with a partner NGO. This is voluntary and you can choose not to answer any or all of the questions. However we hope that you will **participate since this information is important for us. If you don't have any questions, by agreeing to participate you declare that you will answer our questions to the best of your knowledge and that you will share accurate and true information.**

May I begin now?

Record your location

Starting Assessment time

A household is defined by a group of people living together under one roof sharing at least ten meals together during every week. Household members may or may not be blood related. Please note that this questionnaire should only consider household members currently residing in Lebanon

HoH

First name

Father's name

Family name

DOB

Gender

Nationality of HH

Phone number

Household Members

How many children between 0-5 years old are in your household?

How many are males?

How many are females

How many children between 6-18 years old are in your household?

How many are males?

How many are females

How many adults aged between 19-65 are in your household?

How many are males?

How many are females?

How many elderly aged above 65 are in your household?

How many are males?

How many are females?

UNHCR Registration status

UNHCR registration status of this household

What is the UNHCR progress number

What is the date of the appointment to register at UNHCR?

Does this household include {hh\_size} members in total?

Shelter

Type of shelter

Please specify

This accommodation **type is.....**

Please specify

What type of tenancy agreement have you made with the landlord?

Please specify

Do you share this housing with another household?

How many other households?

How long have you been in your current location/shelter?

Electricity

Is your housing linked to a public electricity installation?

Who covers the cost? (of public connexion electricity bill)

Please specify

Does the household use or have access to a generator?

Who covers the cost? (of generator subscription)

Please specify

Rent

How much do you pay for monthly rent?

Does this amount include utilities (water, electricity, garbage, sewage bills/fees)?

Do you share rent with the other household sharing the shelter?

How do you pay the rent?

Please specify

How many more months do you expect your ability to pay the rent?

Utilities

How much do you pay for water (per month)?

How much do you pay for electricity (per month)?

How much do you pay for the generator (per month)?

How much do you pay for sewage connection fees (per month)?

How much do you pay for garbage collection fees (per month)?

Free Accommodation

Reasons for your free stay

Please specify

How many months have you been hosted (staying for free)?

How many more months do you expect to be hosted?

Mobility



What are the factors that affected your choice of shelter location?

Please specify

Are you planning to stay in your current accommodation for the next 30 days?

Where are you planning to move?

Why are planning to move?

Other

Will you change your shelter type?

What type of shelter are you planning to move into?

Will you be hosted or will you rent?

If your host is unable to host your household anymore, what will you do?

Other

Tenant/Landlord Relations

How do you describe your relationship with the landlord?

Are you at risk of eviction?

Why?

Please specify

Sanitation

How many toilets are available in this shelter?

How many functioning toilets does your HH have access to?

What is the type of toilets that this household has access to?

What do you use instead?

What type of sanitation system does your HH have?

Do you share this toilet with another household?

How many people share this/these toilets?

Do you share this/these toilet/toilets with another family outside this household?

Observation of latrine/toilet condition

Does the toilet door have a lock?

Do you have separate toilets for women and men?

Do women/girls have easy access to this/these toilets?

Does your household have any problem accessing safe and clean toilets? Why?

Is there a sink with running water in the bathroom?

What are your main priorities in regard to water and sanitation?

Solid Waste

How do you dispose of your household solid waste?

Health (Past 30 days)

Has someone in your HH suffered from diarrhoea?

How many family members have had this?

Has someone in your HH suffered from skin diseases??

How many family members have had this?

Humanitarian Assistance

Do you currently receive any sort of humanitarian assistance?

What type of assistance?

Please specify

Water

What is you HH's main source of drinking water?

What is you HH's main source of domestic water?

Do you have a water tank?

Shelter Conditions (OBSERVATIONAL)

Shelter Space

What is the total living space in m2?

What is the actual living space in m2?

How many rooms are in this housing unit?

Is there a kitchen space in this dwelling?

Is there a bathroom/toilet?

How many rooms are used for sleeping?

How many doors are in this dwelling?

How many of these doors are made from permanent material?

How many of these doors are made from temporary material?

Total number of doors

How many door frames are empty?

How many windows is the dwelling composed of?

How many of these windows are made of permanent material?

How many of these windows are made of temporary material?

Total number of windows

How many window frames are empty?

Do you have a lock on your entrance door?

Condition of roof/ceiling

Condition of walls

Condition of floor slab

Is heating available in the household?

What type?

Are there any carpets available in the house?

Does the household have mattresses?

Is there enough space available to maintain privacy of household members (especially girls and women)?

How is/are the sleeping area(s) separated from kitchen/toilet?

Do you have separate sleeping areas for each household in this dwelling?

Observe the overall layout of the house being assessed for overcrowding (separate space/for women/girls and men/boys, or in case several families are sharing the same dwelling), as well as physical dangers to children (hazards, unstable structures) - Write down your observations.

Enumerator, kindly write down any relevant notes/comments/clarifications:

## 13.5 Semi-Structured Interview Questions

### *Semi-Structured Interview Questions*

*Explain why we are here, do they have some time to spare to talk to us? Explain that this is not part of a project, but it is important for us to be able to understand their concerns and risks. We are sharing our findings with the humanitarian community; it is not just for us. This way there will be a greater knowledge of what the concerns are.*

#### *Questions*

1. *Is the family Lebanese/Syrian?*

#### *For Syrians*

2. *When did they leave Syria?*
3. *Is there a reason that you came to Tripoli specifically? Or this neighbourhood?*

#### *Both Syrian/Lebanese*

##### *Accommodation*

4. *How long have you been living here? Sharing with other families?*
5. *(If they moved recently) - Where were you living before? Why did you move?*
6. *Why did you decide to live in this neighbourhood?*
7. *Are you owning or renting?*
8. *If renting how much? Has this price changed recently? Is there a reason for this?*
9. *How are you paying the rent? What is the agreement?*

##### *Livelihoods*

10. *How is the family generally making money? Has the availability of work changed recently?*
11. *Are you able to work legally?*
12. *Have you already received support from a humanitarian organisation?*
13. *Have you other ways of surviving?*
14. *Have you any contacts with other family members in the areas, support networks?*

##### *Water/Sanitation/Utilities (observation too)*

15. *Do you have access to water? Electricity? Hot water? Heating? Bathroom/Kitchen?*

##### *Living in the area*

16. *How do you find living in the areas? Do you feel accepted by other residents?*
17. *How secure/safe do you feel in the house/shelter?*
18. *Why safe/unsafe?*
19. *Do you feel you will be able to stay here in the near future?*
20. *What would improve your situation?*

##### *Main concerns*

21. *What are your main concerns/ worries for your family? Examples: Children? / Things to do/safety outside/ inside? -School? - Money? - Rent? Landlord problems? Eviction? Health?*
22. *Do you have any future plans?*
23. *Is there anything more you would like to tell us / ask us?*

### 13.6 Conclusion from Initial Scoping Study by CARE International and David Sacca – Dec 2014

#### Shelter Response

*After almost four years of Syrian refugees' presence in Lebanon, the Shelter Sector is still dominated by emergency response options, even though funding is reducing and the situation is becoming chronic. There is a need for a more comprehensive and integrated approach addressing shelter and other sectors like WaSH, protection, livelihood and others.*

*Humanitarian shelter support, which fails to target those who are using harmful coping strategies to afford rent, or are renting but at perpetual risk of eviction, risks letting another large number of refugees to fall into highly vulnerable conditions. A lack of consistent and integrated support addressing the shelter, WASH, protection and livelihoods needs of refugees and host communities risks seeing vulnerable people yo-yo-ing between short-term private rentals and periods of homelessness. As Syrian refugees use up their savings and resources and are unable to undertake reliable livelihoods activities, this is likely to become more prevalent.*

*Some specific conclusions are:*

- *The needs of those living in informal settlements (13 per cent of refugees) are fairly well covered; there is no need for additional actors in these settlements.*
- *Adapting large buildings to house multiple families (called 'collective shelter' in the working group modalities) is not a cost-effective response due to the difficulty to identify buildings and the reluctance of the local populations and municipalities, as well as reluctance of Syrian refugees.*
- *There is not enough support for the majority of people living in urban areas and paying rent, who have no financial support and are on high risk of being forced to move due to high rent. Just 10 per cent hold a lease agreement, leaving the other 90 per cent at high risk of eviction.*
- *Almost half of refugees were not prepared for winter (based on UNHCR shelter survey, 44 per cent of refugees don't have heating, followed by 17 per cent with no windows). After four years, the lack of preparedness for winter is not an acceptable situation and more action is needed.*
- *Tensions between communities are increasing sharply across Lebanon and especially in the poorest and urban areas. This is mainly caused by the political tension in Lebanon as well as the competition over job opportunities.*
- *The various populations in Lebanon, including some of the beneficiaries of humanitarian support, and the municipalities, do not have a good understanding of the role or mandates of NGOs and do not know how to engage with them.*
- *Further funding shortages are anticipated for 2015; it is critical that humanitarian donors and those that fund them continue prioritizing one of the worst humanitarian crises since World War II.*

*Coordination:*

*The coordination arrangements, which see agencies take sole responsibility for geographic areas, encourage single types of intervention and giving support to those who are easy to find and access, and discourage sharing of information and different actors working together to serve different needs and populations in the same areas. This has resulted in a lack of nuance and integration in programming despite the fact that the crisis has now been going on for four years. Populations in need which are difficult to find (and sometimes difficult to access) are not receiving the support they need.*

- *Some difficult and insecure areas are still not covered by shelter actors.*
- *Some areas which are covered by shelter actors are not comprehensively covered; the coordination mechanisms should seek to improve collaboration.*

*Additionally, local government feels excluded from the humanitarian response coordination mechanism and bypassed by humanitarian actors. Municipalities are struggling to cope on different levels:*

- *Municipalities' infrastructures and services are overwhelmed.*
- *Municipalities and Unions of Municipalities are not properly involved with the coordination of the emergency.*

## 13.7 Assessment Data

Table 9: General Data

General Data									
Area	Average HH Size	Lebanese Population (LHS Population (2004))	Syrian Population (2014)	Total Population	% Unemployed	Unemployed Syrians	Unemployed Palestinians	Unemployed Lebanese	% Unregistered Syrians (out of Total Syrians)
Abu Samra	5.48	*Unavailable	*Unavailable	*Unavailable	57.74%	7.04%	0.00%	50.70%	11.11%
Beddaoui	6.28	27,460	17,168	44,628	58.14%	16.28%	9.30%	32.56%	10.00%
Tabbaneh	5.71	19,931	6,840	26,771	30.77%	5.77%	0.00%	25.00%	57.89%
Al Ghuraba	5.95	3,995	2,779	67,74	65.00%	15.00%	0.00%	50.00%	42.11%
Kobbe	5.27	55,817	10,247	66,064	43.14%	21.57%	1.96%	19.61%	25.00%
Mina	5.31	25,169	7,542	32,711	58.47%	12.31%	1.54%	44.62%	21.43%
Jabal Mohsen	4.71	*Unavailable	*Unavailable	*Unavailable	44.22%	15.38%	1.92%	26.92%	39.58%
Total	5.28								

Table 10: Access to Sanitation

Sanitation					
Area	HHs with No Access to Functioning Toilet (%)	HHs Connected to Sewage (%)	HHs Connected to Septic Tank (%)	Toilet Sinks with no Running Water (%)	Toilets with No Doors (%)
Abu Samra	4.23%	61.97%	22.54%	19.72%	36.62%
Beddaoui	4.65%	74.42%	13.95%	27.91%	34.88%
Tabbaneh	3.85%	82.69%	13.46%	46.15%	44.23%
Al Ghuraba	12.50%	67.50%	15.00%	60.00%	77.50%
Kobbe	3.92%	86.72%	7.84%	9.80%	43.14%
Mina	0.00%	56.92%	36.92%	18.46%	38.46%
Jabal Mohsen	4.17%	91.67%	2.08%	47.92%	45.83%

Table 11: Water Sources

Water Sources			
Area	Communal Water Points for Drinking Water - (%)	Communal Water Points for Domestic Water - (%)	Unimproved Wells for Domestic Water - (%)
Abu Samra	14.08%	12.68%	7.04%
Beddaoui	4.65%	9.30%	25.58%
Tabbaneh	19.23%	26.92%	11.54%
Al Ghuraba	25.00%	17.50%	25.00%
Kobbe	15.69%	9.80%	9.80%
Mina	47.69%	9.23%	35.38%
Jabal Mohsen	4.17%	8.33%	0.00%

Table 12: Diarrhoea

Health	
Area	Prevalence of diarrhoea (Avg. nb. of diarrhoea cases - Calculated through ratio/100)
Abu Samra	0.16
Beddaoui	0.28
Tabbaneh	0.17
Al Ghuraba	0.20
Kobbe	0.21
Mina	0.16
Jabal Mohsen	0.19

Table 13: Accommodation and Rental Agreements

Shelter/Accommodation						
Area	Rent (%)	Average Rent (USD)	Rent/Written Rental Agreement (%)	Rent/Written or Verbal Rental Agreement (%)	Average rent LBP (Calculated through ratio/100)	Average Rent (USD) (Calculated through ratio/100)
Abu Samra	50.70%	107.28	49.30%	9.70%	226,641.54	151.09
Beddaoui	53.49%	100.00	53.49%	0.00%	340,909.09	227.27
Tabbaneh	76.92%	103.48	69.23%	80.77%	292,880.03	195.25
Al Ghuraba	45.00%	68.78	47.50%	0.00%	251,635.93	167.76
Kobbe	78.43%	135.26	70.59%	72.55%	390,162.72	260.11
Mina	53.85%	134.80	55.38%	0.00%	306,359.04	204.24
Jabal Mohsen	77.08%	67.66	75.00%	77.08%	207,122.03	138.08

Table 14: Shelter Space

Shelter Space					
Area	m <sup>2</sup> /person	Unacceptable Roof (%)	Unacceptable Floor (%)	Unacceptable Walls (%)	% Partition (between sleeping areas and kitchen/toilet)
Abu Samra	13.38	81.69%	32.39%	81.69%	53.52%
Beddaoui	8.75	83.72%	48.84%	81.40%	44.19%
Tabbaneh	9.08	65.38%	40.38%	80.77%	51.92%
Al Ghuraba	10.6	60.00%	47.50%	87.50%	17.50%
Kobbe	9.62	72.55%	21.57%	68.63%	41.18%
Mina	7.19	76.92%	27.69%	67.69%	43.08%
Jabal Mohsen	19.1	93.75%	60.42%	87.50%	47.92%

Table 15: Toilets

Toilets			
Area	Average people/toilet	Average people /toilet ( <i>Calculated through ratio/100</i> )	Access to Toilet (%)
Abu Samra	5.20	7.32	95.77%
Beddaoui	6.12	13.91	95.35%
Tabbaneh	5.01	9.45	96.15%
Al Ghuraba	5.16	12.59	87.50%
Kobbe	4.87	9.37	96.08%
Mina	5.17	7.83	100.00%
Jabal Mohsen	3.95	8.06	95.83%