

Shelter Typology for Mogadishu Tri-Cluster

In 2011, the principal shelter typologies used by Cluster partners in Mogadishu were shelter kits based around a 4 x 7m plastic sheet and the 4 x 4m frame tent. As the supply of pre-stocked tents was exhausted, more reliance was placed on shelter kits. These were successfully implemented and with the retro-fitted lockable doors, offered an easily implementable, low-cost (\$80) option accessible to all partners.



In February 2012, following the award of \$4.25m from the CHF to the Shelter Cluster for Mogadishu, all agencies were advised to budget \$80 for shelter kits. It was hoped that the number of kits would match those in need in Hodan.

In April 2012, \$2.3m was awarded to DRC and NRC for shelter kits.

On 16th May, DRC, NRC and UNHCR met in Mogadishu to finalise the typology. All feasible typologies were reviewed and NRC

presented its piloted hybrid shelters. After considerable discussion, the Cluster agreed to move away from shelter kits and adopt the hybrids as its preferred shelter typology for Mogadishu. This model would then be advocated to other shelter partners outside of the Tri-Cluster. The hybrid model was disseminated through the DHC to the authorities and was accepted.

In late May 2012, DRC's Regional Shelter Advisor visited the piloted hybrids. He endorsed the typology and suggested some minor changes to its dimensions and the inclusion of mosquito netting.

In mid-June following a donor visit, questions were raised over the suitability of the hybrid model and so the Cluster met again on the 20th June to discuss the typology.

Choosing the Correct Typology for Somalia

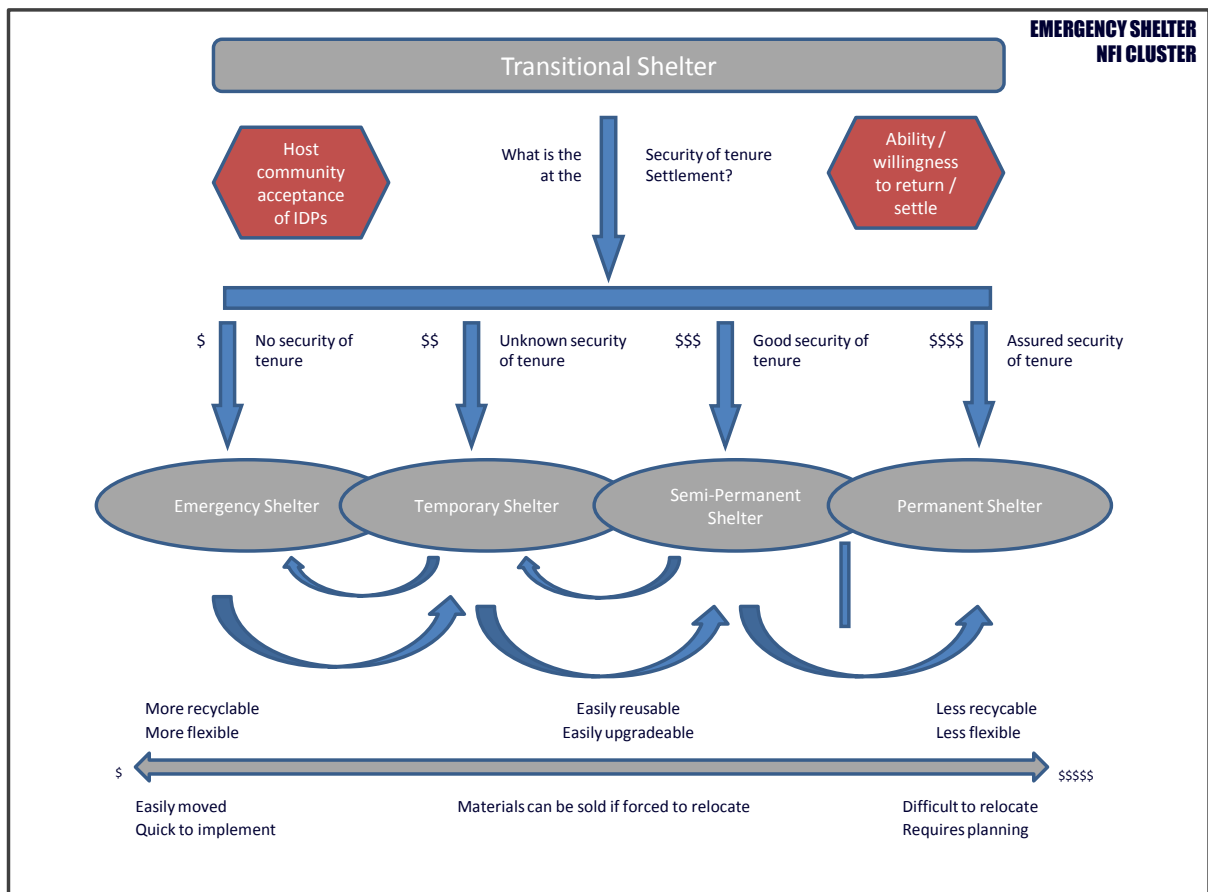
The diagram below was developed in 2011 by the Cluster to visualise how different factors inter-play in the decision making process of shelter typology. In Somalia, almost all shelter is transitional, meaning that improvements can always be made whether it is a more durable roof or the addition of a veranda.

The driving force behind selecting a shelter solution is security of land tenure. If there is insecure tenure then the shelter typology should match. For example during the initial phase of displacement emergency shelter such as plastic sheeting is recommended while we assess the security of tenure. As the security improves then we can increase the durability and investment of the shelter away from emergency, through temporary until semi-permanent is reached. This matching of typology to the security of tenure is critical to protect the IDPs from further displacement and to protect donor investment. For example, 5-years of assured rent free tenure has been matched with 100% CGI housing, as implemented in Bariga Bosasso. If the land is given to the IDPs and they have supporting

paperwork, then permanent housing can be built. Essentially, the security of tenure defines whether the shelter is emergency, temporary, semi-permanent or permanent.

Following this model, the IDPs in Mogadishu were considered to have no security of tenure and so emergency shelter (shelter kits) was chosen which could be upgraded if the security improved or easily removed if evictions took place. It was essential to give IDPs choice and not to shackle them to the land through housing. As the investment was relatively low, and the resulting shelter could not be considered anything except emergency they were of little interest to outside actors. There have been reports that IDPs cannot leave with their frame tents due to their value.

In Zona K and 77 there is still no clear indication of security of tenure. Although large scale evictions seem unlikely, the unpredictable influence of the gatekeepers render a reliable assessment of the security of tenure impossible. The protection consequences for the IDPs of building more permanent structures is not known.



The definition of permanence is subjective. Technically a structure without any foundations would be seen as temporary however, for many the building material defines permanence. In Mogadishu, corrugated iron is used by the urban poor who are permanent residents of Mogadishu and so for many it has connotations of permanence.

There is considerable pressure for shelter partners to implement as fast as possible in Mogadishu. If we accept that the land tenure in Zona K and 77 is at best unknown but when the influence of the gatekeepers is applied, there is no security then we should be using an emergency / temporary

shelter solution. Distributing shelter kits with limited settlement planning is feasible and could be implemented rapidly. However, if a more durable shelter solution is applied and there is a mismatch between typology and tenure security then implementation will take longer as more consultation is needed. There is a balance between speed of implementation and durability.

Setting the typology independently of the security of tenure is possible but we must appreciate that implementation will be slower and more time will be needed to achieve results. More attention will have to be paid to the land tenure situation and we must ensure that we do not compromise the security of the IDPs. While they are living in buuls, they are of little interest to outside influences such as the authorities, land-owners, and the residents of Mogadishu. However, if their housing is upgraded to something similar to other urban residents on land with questionable ownership, then they become exposed and so need protection.

In conclusion, any typology is possible. The original choice of typology was a \$80 shelter kit which matched the land tenure. This increased to a \$300 hybrid which did not match perfectly but as it had plastic sheeting walls it should be perceived as temporary. We are now considering a \$420 corrugated iron shelter which may be considered as semi-permanent and so does not match the security of tenure. It is still feasible to implement and has many advantages over the hybrid, but we must be ready to expect a slower and more protracted implementation period as issues of land tenure are resolved on a piecemeal basis.

Typology	Advantages	Disadvantages
Shelter Kits	<ul style="list-style-type: none"> - Fast to implement - Flexible approach - All agencies can participate - Low cost (\$80) - Matches land tenure 	<ul style="list-style-type: none"> - Difficult to also do settlement planning - Optically poor - If local sticks, has detrimental to environment
Hybrids	<ul style="list-style-type: none"> - Permits settlement planning - Better match to land tenure - Not perceived as permanent - Existing buuls can be used to upgrade the sides 	<ul style="list-style-type: none"> - Higher cost (\$300) so less beneficiaries - Needs timber supports sunk into ground - Moderate fire risk - Durability of plastic sheet - Need to import plastic sheet
CGI Lite	<ul style="list-style-type: none"> - Permits settlement planning - Materials readily available - More durable > 5 years - Good physical protection - Less fire risk 	<ul style="list-style-type: none"> - Higher cost (\$420) so less beneficiaries - Needs timber supports sunk into ground - Perceived as permanent