

Type of Project:	<b>Shelter/Housing Durable Solutions</b>	Country:	<b>Kosovo</b>	
Approach:	<b>Social apartments</b>	Realisation Year:	<b>2003 - 2004</b>	
Project name:	Social Housing in Deçan	Version:	1	Date: Jan. 2006



### Initial Situation, Context

The Ministry of Environment and Spatial Planning (MESP) developed a social housing programme during the year 2001 and contacted SDC mid of 2001 in the intention of a joint implementation. A first project possibility was explored in the region of Peja, but later cancelled due to the lack of appropriate land and funding. The MESP then proposed the implementation of two projects in the municipalities of Deçan and Skenderaj at the end of 2002. In order to strengthen their case to obtain funds from its own government, the MESP requested SDC for a letter of intent stating its willingness to participate in a joint financing. Such a letter was sent on Dec. 2002 from SDC to MESP, indicating a possible contribution of 200'000 Euro from SDC side, to match the contribution of 250'000 Euro from MESP. The relevant municipalities allocated further funds.

### Goals, Beneficiaries

The creation of social infrastructure for homeless people through a social housing program is one of the tasks of the Ministry of environment and Spatial planning (MESP). It has the following objective:  
To support the municipalities in resolving the housing problems of families without property, long-term displaced persons and social cases, which presently live in collective centres, in host families or in tents.

### Approach

The project, developed by an architect from Deçan, consists in one new apartment building with 16 apartments.

We created a working group for the development and the supervision of the project. The members of the working group were from the three parties.

The object was build by a contractor (tender selection) with support of the Architect and the working group.

### Partner(s)

The following partners participated in this programme:

- FOR, for the financing of the SDC participation in the project.
- The Ministry of Environment and Spatial Planning, as leader of the Working Group and as co-financer of the project.
- The Municipality of Deçan as owner of the building and as co-financer of the project.
- The Kosova Trust Agency to approve the land use.
- The State Owned Company Gjeravica who allocated the land at the disposal of the Municipality.
- The local urbanism department who delivered the building permit.
- The Architect Urbis for the project and supervision.
- The Contractor Çlirimi for the construction works.

### Implementations/Results

The building was completed in June 2004 but in October 2004 the building was still empty due to difficulties in the selection of the beneficiaries.

The construction is traditional with blocks and concrete horizontal and vertical beams and pillars, with thermo-insulated façade, wooden roof structure covered with tiles. Windows are of PVC with thermopan glass. The floors are covered with ceramic tiles in the common areas such as staircases, corridors, laundry, entrance and central heating room and in the bathrooms. The floors in the apartments are wooden boards. The walls are plastered and painted. The building is connected to the water, canalisation, electricity and telephone networks and equipped with lightning conductor

### Cost, Financing

The project is a joint programme of the MESP, the Municipality and SDC, with the following participation: SDC Financed by FOR: € 101'765 (CHF 152'647). For studies: € 1'765, for building works: € 100'000.

MESP Total budget was: € 125'000 but they also covered the extra costs for about € 60'000.

Municipality Total budget was: € 57'000

Total cost of the building with 16 apartments: About € 344'000 (= about 22'000 € per apartment)

### Problems/Constraints

We had problems with the MESP due to very slow decision taking process and delays in payments to the contractor. In general it is a very bureaucratic system in all phases of the project, and as a result we had delays in the project and in the selection of the beneficiaries.

The selection of beneficiaries started in June 2002 and was still not finished after four months due to lack of decisions at the Municipal level.

Another difficulty was the selection of the contractor. From the tender publication to the analyses of the offers and the adjudication we had problems with the MESP.

### Lessons learned What was useful in the approach?

The temporary Community Shelter camp "Garibaldi" in Deçan could be closed. Possibility to give learning-support to the MESP (tender analyses) during the site supervision. (Weekly meetings).

### Lessons learned What should be done different next time?

SDC should insist to have the lead in the whole process. ( e.g. the shops in the ground floor of the building are still not in use. It was a wrong decision by the municipality to install these shops in the building). The architecture is a bit too fancy, which will create some need of repair in the future. Simplify the design!

### Preconditions and Limitations for this approach

- The first precondition was the knowledge about the situation in the TCS in Kosovo.
- Close Cooperation with local Authorities. (MESP, Municipality etc.)
- Construction Office with administrative and technical capacity to implement the project.

### Evaluations

November 2005 by E. Rüegg and H. Herrmann SDC

### For further information

<b>Recommended Contacts:</b>	Coof Pristina
<b>Recommended Institutions:</b>	SDC/SHA, desk Europe +CIS
<b>Recommended books/reports:</b>	SDC/SHA Fact Sheet June 2002: "The Swiss Contribution"
<b>Relevant other projects (links):</b>	Similar SDC/SHA Projects in Kosovo, Bosnia, Serbia

**Annex:** (technical drawings, schemata) see page: --

Type of Project:	<b>Shelter Housing Durable Solution</b>	Country:	<b>Kosovo</b>
Approach:	<b>Social Apartments</b>	Realisation Year:	<b>2003 - 2004</b>
Project name:	Social Housing Programme in Decan and Skenderaj	Version:	1
		Date:	March 2004

## Procedures Checklist

### General Information

The lack of space for socially vulnerable people remains a mayor problem in Kosovo. According an assessment about humanitarian needs, made by SDC in September 2002, about 4000 people are still living in temporary collective shelters (TCS). The objective of the SHA operations in Kosovo is focussed on the improvement of general living conditions by setting up the necessary technical and social infrastructures framework. In all this, construction plays a mayor role. The creation of social infrastructure for homeless people by a social housing programme is one of the tasks of the Ministry of Environment and Spatial Planning (MESP). The refurbishment of apartment blocks is a common project of MESP and the relevant municipality. SDC was willing to support two pilot projects in the communities of Decan and Skenderaj. MESP approached SDC in Pristina and asked for a contribution of 100'000 EUR for each project.

### Goals, Beneficiaries

Main goal is to support the municipalities in resolving the housing problems of families without property, long-term displaced persons and social cases who are currently living in TCS, with host families or in tents. MESP intended to realize two pilot projects as a first step in the future development of its social housing program in Kosovo. One apartment block with 16 flats in Decan and one with 18 flats in Skenderaj should be the test for the implementation of the social housing units according to the program guidelines of MESP. This would give MESP the opportunity to develop modifications before the programme will be extended to other municipalities with identified housing needs. The need for such a pilot scheme was identified as an investment priority within the Kosovo Consolidated Budget, and an amount of 250'000 EUR has been allocated for these two projects. SDC was interested to support MESP in capacity building for the execution of complex programmes and in supporting the closure of the TCSs in Decan and Skenderaj.

## PROJECT IDENTIFICATION

### 1. Problem Detecting: SDC Initiative + MESP

- a Is there an awareness of the number of families in need still living in TCS?
- b Is there an awareness of the low volume of assistance in reconstruction/construction provided by NGOs and Government of Kosovo?
- d How are the specific situations in the targeted Municipalities? (MESP proposed Decan and Skenderaj)

### 2. Concept: SDC Initiative + MESP

- a Is the municipality able to provide land?
- b Is the municipality able to provide a financial participation?
- c Is the municipality able and willing to select beneficiaries from local TCS and among local social cases?

### 3. Selection of Beneficiaries (Municipality + (SDC)

- a Families without property, not being a beneficiary of an other reconstruction program
- b Families living in tents or in temporary conditions
- c Families living in TCS, collective centres or in host families
- d Families confronted with secondary displacement or homeless
- e Returned families not approached in traditional system and living in TCS

### 4. Motivation: SDC Initiative + Municipality

- a Motivate Municipality to select the beneficiaries according the above mentioned criteria's
- b Motivate beneficiaries to consider private durable solutions

## PROJECT STRUCTURE

### 5. Partnership: SDC Initiative + MESP + Municipality

- a Discuss and agree on cooperation concerning reconstruction
- b Discuss and agree on criteria for the selection of beneficiaries
- c Prepare first draft of Agreement based on preliminary discussion

### 6. Responsibility (Agreement): All Partners

- a **SDC**: in charge of technical documentation, supervision of implementation, partial financing
- b **MESP**: In charge of technical documentation, supervision of construction, main-funding, and project-leader
- f **Municipality**: Provides land and infrastructure, provides all permits and authorizations, performs day-to-day supervision of the construction and is responsible for the later running/maintaining of the building. Selection of beneficiaries

## PROJECT IMPLEMENTATION

### 7.1. Building works: All partners + architect

- a Find urban planning conditions for the project design
- b Organise urban planning permit
- c Elaborate the main and executing design and documents (architectural studies) incl. Bill of Quantities
- d Provide technical check-up of all project documents
- e Provide approval from the relevant partners
- f Organise the necessary “Building Permit”
- g Organise Tendering
- h Organise Contracting (contract award)
- i Open the construction site
- j Run the project monitoring/supervision
- k Find and organise the project acceptance (Certificate of Completion)
- l Organise the final account
- m Organise the documents for “Permit for use” and handover

### Legend

MUN: Municipality

MESP: Ministry of Environment and Spatial Planning

TCS: Temporary Collective Shelters

SDC: Swiss Agency for Development and Cooperation

### For further information

<b>Recommended Contacts:</b>	François Poffet, Project Leader SHA, SDC CoOf Pristina
<b>Recommended Institutions:</b>	SDC/SHA, desk Europe + CIS
<b>Recommended books/reports:</b>	SDC/SHA Fact Sheet June 2002: “The Swiss Contribution”
<b>Relevant other projects (links):</b>	similar Projects in Serbia and BiH