

Type of Project:	Shelter Housing Durable Solution	Country:	Kosovo	
Approach:	Contracted Reconstruction	Realisation Year:	2004 - 2004	
Project name:	Social Housing Skenderaj	Version:	1	Date: 2004



Initial Situation, Context

In 2001 the Ministry of Environment and Spatial Planning (MESP) developed a social housing programme and contacted SDC in view of a joint implementation. The first project possibility explored in the region of Pejahad to be abandoned due to the lack of appropriate land and funding. By the end of 2002 MESP proposed the implementation of two new projects in the municipalities of Deçan and Skenderaj. In order to strengthen their case to obtain funds from its own government, the MESP asked SDC for a letter of intent stating its willingness to participate in a joint financing. Such a letter was sent by December 2002 to MESP, indicating a possible contribution of 200'000 Euro from SDC side, to match the contribution of 250'000Euro from MESP. Further funds would be allocated by the relevant municipalities.

Goals, Beneficiaries

The creation of social infrastructure for homeless people (IDPs) 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 office in Pristina, consists in one new building with 21 apartments. A working group for the development and supervision of the project was created. The members of the working group were from the three parties .

The object was build by a contractor (tender selection), with supervised by the architect and the working group.

Partner(s)

- 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 Skenderaj as owner of the building and as co-financer of the project.
- The local urbanism department who delivered the building permit.
- The Company "EUP- Inxhinjering" for the architectural and technical project and the work 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.

Constructions:

Year 2003-2004. The construction is traditional with bricks 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 main corridors and bathrooms, and with laminate in the rooms. The walls are plastered and painted. The building is connected to the water-, canalisation-, and electricity- and telephone networks and equipped with lightning conductor.

Cost, Financing

Financed by **MESP** (Ministry of Environment and Spatial Planning) with **55%** (275'000 €), **MS** (Municipality of Skenderaj) with **25%** (125'000 €) and by **FOR** (Federal office for Refugees) / **SDC** with **20%** (100'000 €). Total cost: 500'000 €; Construction works 492'000 €; Project design and supervision 8'000 €.

Participation of SDC: € 102'410; (CHF 153'600). Construction works € 100'000. Studies € 2'410.

Total cost of the building with 18 apartments: About € 500'000 (= about 27,700 € 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 and was still not finished four months after completion due to lack of decisions taking 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?

Added balconies instead of cellars serves as a multi functional extension of the living room. The UNHCR standard is too small (7-8m² per person) and should be improved to 10m².

This project will be copied and implemented by the MESP in three other Municipalities.

Lessons learned What should be done differently next time?

The priority should not only be the closing of a TCS, but also to include in the list some families from the community living in very poor conditions. SDC should no more support doubtful ideas like shops in the ground floor. Those are still empty and will hardly be used in the future. The installed central heating is not operational due to lack of finance and unclear distribution of heating cost. All beneficiaries are heating now individually.

Preconditions and Limitations for this approach

- The first precondition was to improve living conditions of social cases living in Municipality of Skenderaj and the closing of the TCS.
- Close Cooperation with local Authorities. (MESP, Municipality etc.)
- Construction Office with administrative and technical capacity to implement the project.

Evaluations

Nov. 2005 SDC Rüegg + Hermann

For further information

Recommended Contacts:	Coof Pristina
Recommended Institutions:	SDC/SHA, desk Europe +CIS
Recommended books/reports:	SDC/SHA Fact Sheet Sept. 2004: "The Swiss Contribution"
Relevant other projects (links):	Similar SDC/SHA Projects in Kosovo/Serbia, Bosnia

Type of Project:	Shelter Housing Durable Solution	Country:	Kosovo
Approach:	Social Apartments	Realisation Year:	2003 - 2004
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

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

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