

SHELTER



In Lebanon, most of the Syrian refugee population live in cities and villages, as a result of the governmental policy prohibiting the establishment of formal refugee camps. The remaining fraction live in spontaneously set-up tented settlements throughout the country. Through the VASyR, the physical conditions of these shelters are assessed as well as the occupancy agreements and rental costs. Mobility of households between places of residence, including for reasons of eviction, is also examined.

- Since 2017, a shift was noted in the types of shelters where refugees were residing, with movement away from residential shelters. **In 2019, the distribution of Syrian refugee households across the main shelter types remained mostly stable** with the majority (69%) living in residential structures, 20% in non-permanent shelters and 11% in non-residential structures.
- **Rent costs in residential and non-residential shelters remained similar to last year** at US\$ 213 and US\$ 149, respectively. Rent in non-permanent structures increased to US\$ 61.
- **Over half of Syrian refugee households were living in shelter conditions that were either overcrowded, below standards or in dangerous condition.**

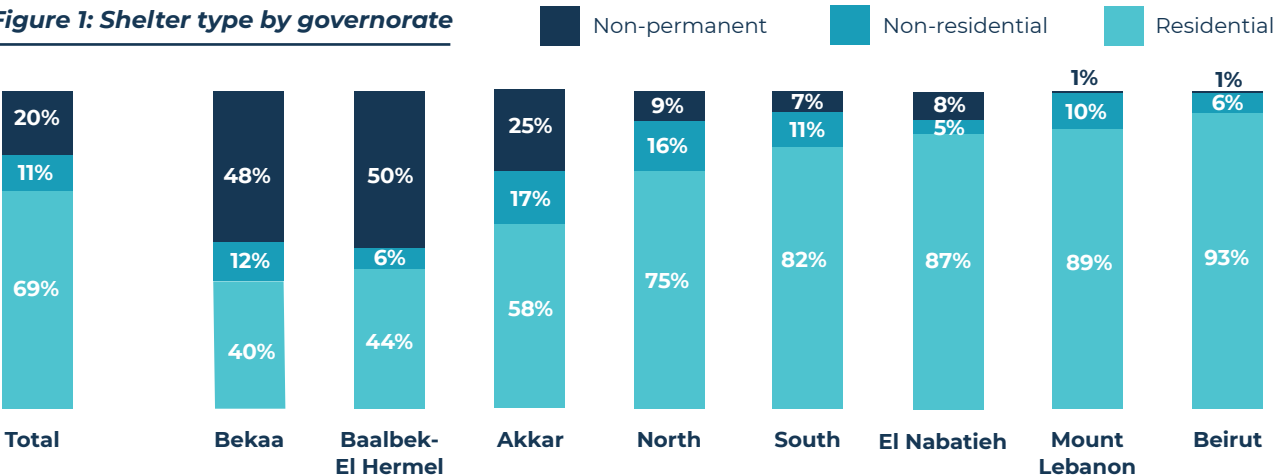
SHELTER TYPE, RENT AND OCCUPANCY AGREEMENTS

Shelters occupied by refugee households are classified in to three categories as per below:

Shelter type	
Residential	1. Apartment 2. Concierge room in residential building 3. Hotel room
Non-Residential	1. Factory 2. Workshop 3. Farm 4. Active construction site 5. Shop 6. Agricultural/engine/pump room 7. Warehouse 8. School
Non-Permanent structures	1. Tent 2. Prefab unit

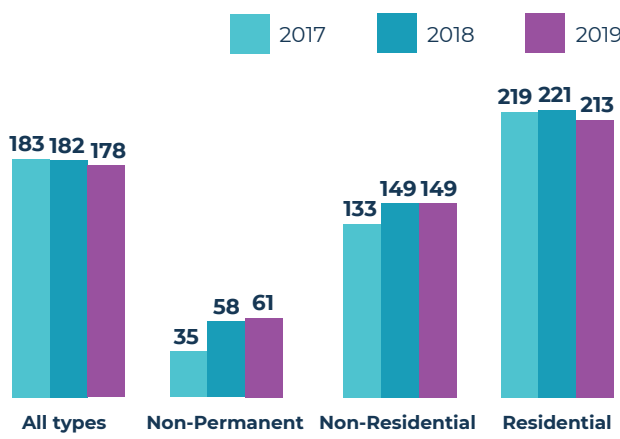
Most households (69%) continue to live in residential structures with 20% residing in non-permanent shelters. The latter are located primarily in Baalbek-El Hermel, Bekaa and Akkar. There was a slight decrease in the proportion of households living in non-residential shelters (11% compared to 15% in 2018).

Figure 1: Shelter type by governorate



Rent costs remained stable for residential and non-residential shelters at an average of US\$ 213 and US\$ 149, respectively. For non-permanent structures, however, rent had continued to increase from US\$ 35 in 2017, US\$ 58 in 2018 to US\$ 61 in 2019.

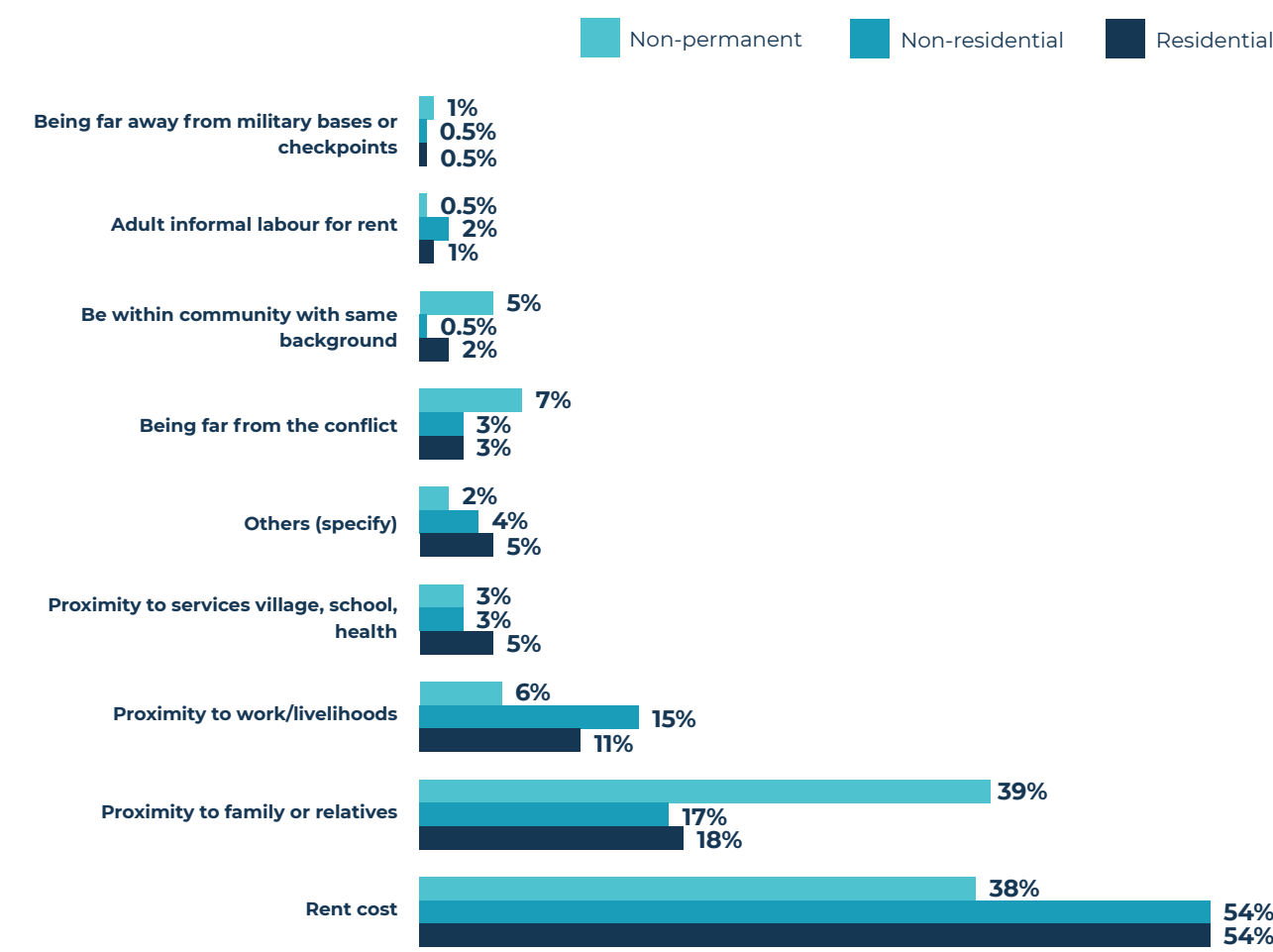
Figure 2: Average rental costs (US\$) by shelter type



For over a half of families living in residential and non-residential structures, rental cost was cited as the main reason for choosing the current accommodation while others (17-18%) cited proximity to relatives. Another commonly cited reason for choosing the place of residence was proximity to work/ livelihood opportunities.

In non-permanent structures, proximity to relatives was much more commonly cited as the reason for choosing the current accommodation (39%), at a same degree as rental costs.

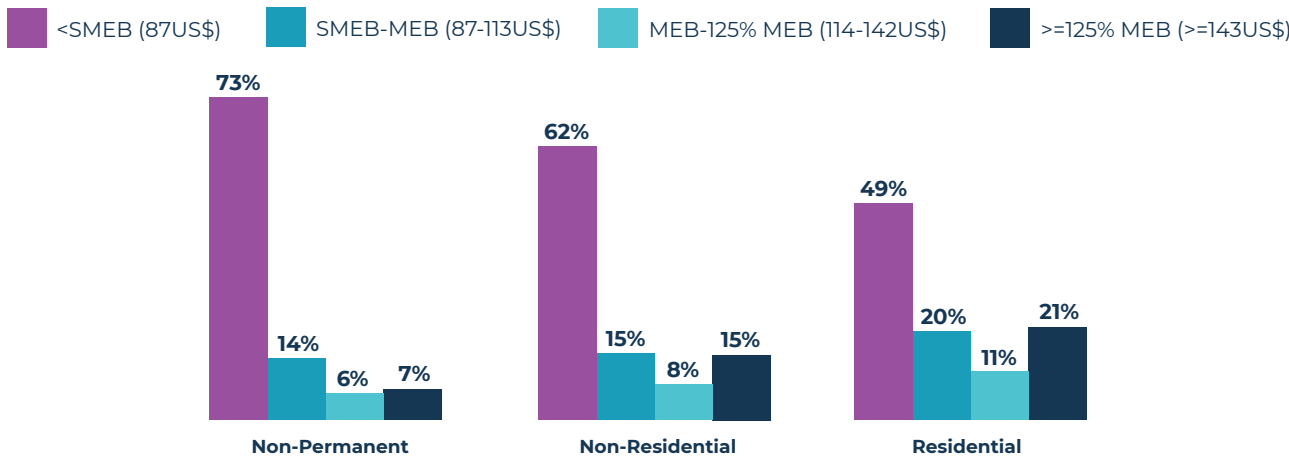
Figure 3: Most important reason for selecting the current shelter



There was a larger proportion of households with expenditures below the Survival Minimum Expenditure Basket (SMEB), living in non-permanent shelters, as compared to other shelter types. This is similar to trends

noted in 2018, where households living in residential shelters were less poor than those in non-residential shelters, followed by non-permanent shelters.

Figure 4: Expenditure level by shelter type



The majority of households (81%) were paying direct rental fees to their landlord while a smaller number (6%) were working in exchange for accomodation and more commonly in non-residential shelters. Other occupancy types included being hosted for free or being assisted by an organization or charity.

Most households that were renting (97%) their accomodation had verbal agreements with their landlord as opposed to written lease agreements. Of the few that had written lease agreements, about half were registered with the municipality of their area and under a third (27%) reported paying municipal taxes. The proportion of households that had written lease agreements was slightly higher in residential shelters (4%) compared to non-residential (1%) and non-permanent (<1%).

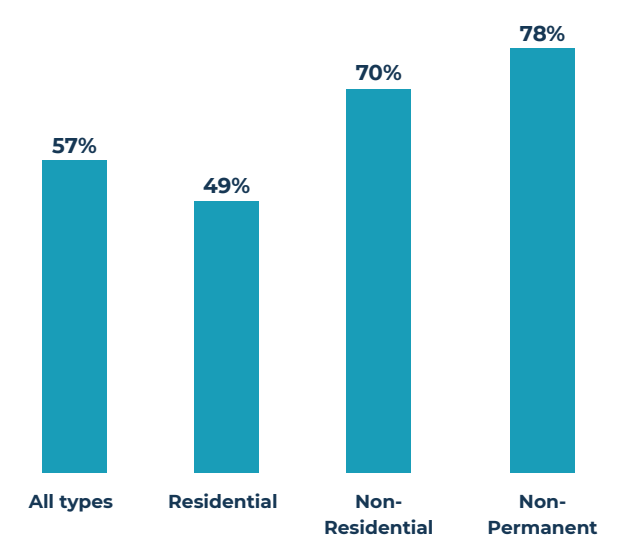
SHELTER CONDITIONS

Over half (57%) of Syrian refugee households are living in shelters that are either overcrowded, have conditions below humanitarian standards and/or in danger of collapse.²

Overcrowding

One third of households (32%) continue to live in overcrowded shelters (comparable to 34% in 2018) defined as having less than 4.5m²/person. Overcrowding was more common in non-permanent (46%) and non-residential (42%) shelters, compared to residential shelters (26%). Four percent of households were using latrines that were shared by 15 people or more- this was namely in non-permanent shelters in informal tented settlements. Overcrowded shelters were most prevalent in Baalbek-El Hermel (48%) and Beirut (44%) while Akkar and El Nabatieh had the lowest rate (20% and 19% respectively).

Figure 5: Proportion of households who are living in shelter conditions which are overcrowded, substandard and/or in dangerous condition



¹ For more information on the SMEB and data on actual expenditure, please refer to the *Economic vulnerability* chapter.

² For details on the definitions of *below humanitarian standards* and *dangerous conditions*, refer to Table 2.

Physical Conditions

40% of Syrian refugee households were living in either shelter conditions below humanitarian standards or in danger of collapse. Bekaa had the highest rates of households living in

substandard conditions (40%), followed by Baalbek-El Hermel (34%) and Mount Lebanon (29%). Mount Lebanon and the Southern governorates however, had the highest rates of household living in dangerous conditions.

Figure 6: Percentage of households living in substandard conditions or dangerous conditions

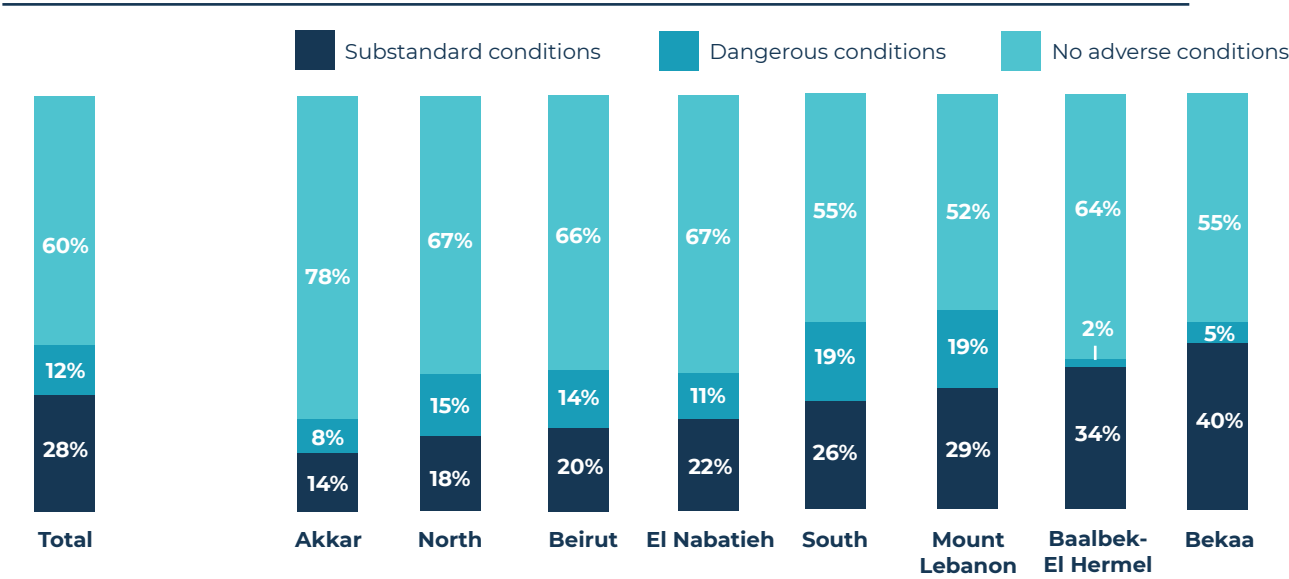
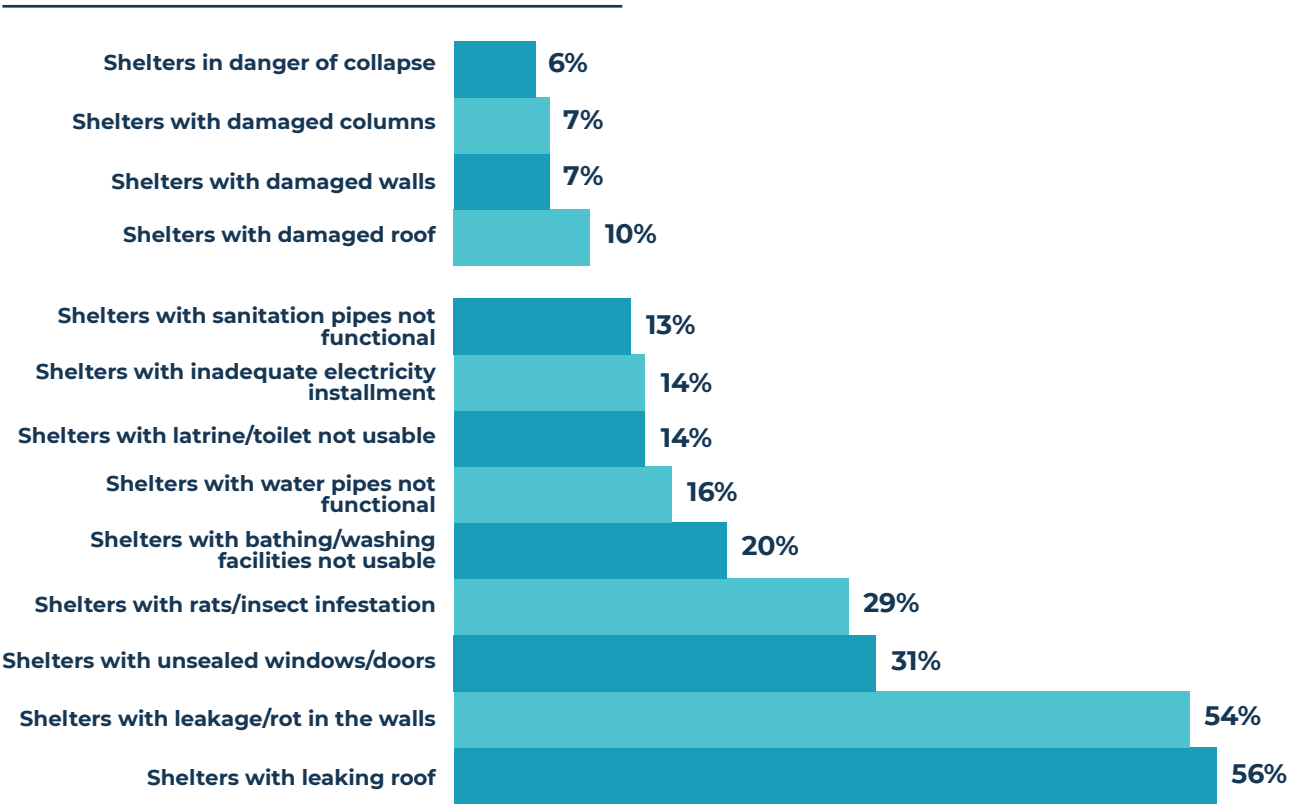


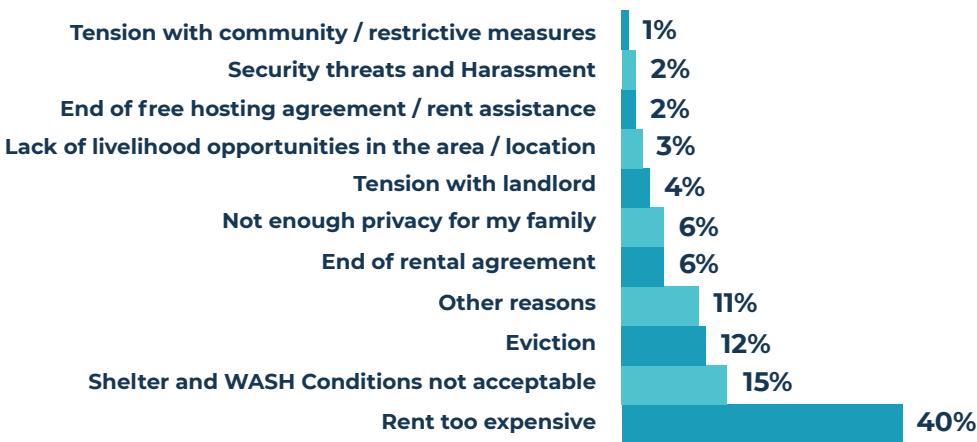
Figure 7: Prevalence of specific shelter conditions



MOBILITY AND EVICTIONS

Twenty percent of households reported changing their accommodation in the past 12 months, three quarters of which occurred in the previous 6 months, mainly due to rent being too expensive.

Figure 8: Reasons for changing accommodation in the past 12 months



Forty percent of households that moved in the past 12 months did so because rent was too expensive. Twelve percent moved because they were evicted. Among the evicted, the most commonly cited reason was inability to pay rent (67%), followed by a dispute with the landlord (18%).

A small proportion (4%) of households were planning to move within the coming 6 months, 18% of which were due to threat/fear of evictions.

At the time of interview, 4% of households were living under an eviction notice, the majority of which (63%) are expected to leave within the next month. For almost all living under an eviction notice, the notices were issued by the landlord.

Figure 9: Percentage of households living under an eviction threat

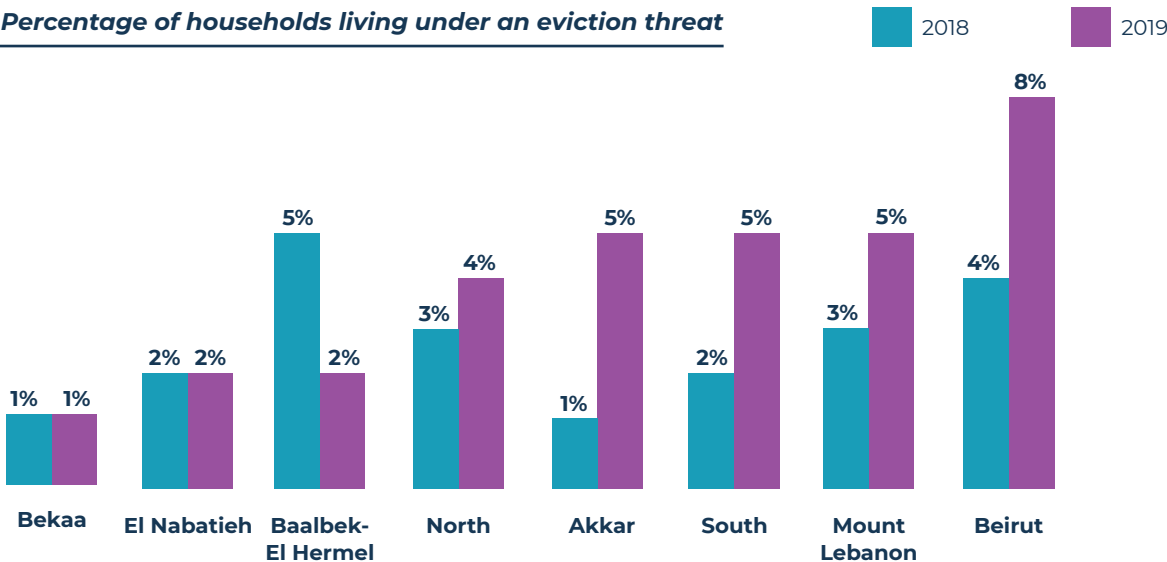


Figure 10: For households who have moved in the past 12 months, previous and current types of shelter



Among households that changed accommodation in the last 12 months, most continued to live in residential shelters (77%) . For families that were previously living in non-residential shelters, the majority moved and currently live in non-permanent structures. However, for households previously living in non-permanent structures, the majority moved to residential shelters, and a small portion to non-residential shelters.

Table 2: Shelter condition classification methodology

	Residential	Non-residential	Non-permanent
Section 1			
Windows/doors are not sealed to natural elements	2	2	2
Leaking roof	2	2	2
Leakage/rottenness in the walls/floors	1	1	1
Water pipes not functional	5	5	N/A
Sanitation pipes not functional	5	5	N/A
Latrine/toilet is not useable (damaged, full, no handwashing facilities, etc.)	5	5	N/A
Bathing/washing facilities are not useable (damaged, no privacy, etc.)	2	2	N/A
Electricity installation/connection are not adequately installed or not safe	2	2	5
Rats/insect infestation	1	1	1
Section 2			
Shelter structure in danger to collapse	5	5	5
Damaged roof	5	5	5
Damaged columns	5	5	5
Damaged walls	2	2	2

In the first section any household scoring >=5 is considered substandard.
In the second section any households scoring >=5 is in dangerous condition.

Annex 6: Type of housing and type of occupancy

	Type of housing			Type of occupancy						
	Residential	Non-residential	Non-permanent	Owned	Rented (direct rent payment)	Rented (in exchange of work)	Hosted for free	Assisted (by organizations, agencies, charity)	Squatting	Other
Total	69%	11%	20%	0%	81%	6%	9%	2%	0%	2%
Governorate										
Akkar	58%	17%	25%	0%	73%	5%	13%	8%	0%	1%
Baalbek-El Hermel	44%	6%	50%	0%	81%	3%	12%	1%	0%	3%
Beirut	93%	6%	1%	0%	73%	17%	8%	0%	0%	1%
Bekaa	40%	12%	48%	0%	82%	3%	8%	3%	0%	5%
El Nabatieh	87%	5%	8%	1%	85%	8%	4%	0%	1%	1%
Mount Lebanon	89%	10%	1%	0%	83%	6%	10%	0%	0%	1%
North	75%	16%	9%	0%	85%	7%	6%	1%	0%	0%
South	82%	11%	7%	1%	79%	9%	8%	2%	0%	1%
Gender of the head of household										
Female	60%	11%	29%	0%	72%	3%	20%	2%	0%	3%
Male	71%	11%	18%	0%	83%	7%	6%	2%	0%	2%
Shelter type										
Non-permanent shelter				.2%	77%	6%	9%	2%	1%	5%
Non-residential				.0%	74%	12%	9%	3%	1%	1%
Residential				.4%	84%	5%	9%	1%	0%	1%

Annex 7: Type of rental agreement, rental costs, overcrowding and shelter conditions

	Type of agreement		Rent cost (US\$)		Overcrowding		Shelter conditions	
	Written agreement	Verbal agreement	Mean		HH living space <4.5m ²		Below standards	Dangerous condition
Total	3%	97%	178		32%		28%	12%
Governorate								
Akkar	1%	99%	115		20%		13%	8%
Baalbek-El Hermel	1%	99%	87		48%		34%	2%
Beirut	6%	94%	326		44%		20%	14%
Bekaa	2%	98%	110		40%		40%	5%
El Nabatieh	2%	98%	175		19%		22%	12%
Mount Lebanon	2%	98%	244		27%		29%	19%
North	5%	95%	201		29%		18%	15%
South	7%	93%	189		32%		26%	19%
Gender of the head of household								
Female	1%	99%	138		32%		32%	12%
Male	3%	97%	185		32%		27%	12%
Shelter type								
Non-permanent shelter	0%	100%	61		46%		42%	11%
Non-residential	1%	99%	149		42%		32%	18%
Residential	3%	97%	213		26%		23%	11%