



SHELTER

In Lebanon, most of the Syrian refugee population lives in cities and villages in the context of the governmental policy prohibiting the establishment of formal refugee camps. The remaining fraction lives in spontaneously set-up tented settlements throughout the country. Through the VASyR, the physical conditions of these shelters were assessed as well as the occupancy agreements and rental costs. Mobility of households between places of residence, including for reasons of eviction, has also been examined. The COVID-19 outbreak in 2020 limited the ability of enumerators to observe the shelter conditions of crowded shelters.

KEY FINDINGS

- The distribution of Syrian refugee households across the main shelter types remained mostly stable with the majority (67%) living in residential structures, 21% in non-permanent shelters and 12% in non-residential structures.
- Rent costs for all shelter types combined remained like last year at LBP 264,000.
- Rent costs in non-permanent (LBP 93,419) and non-residential (LBP 256,365) shelters increased by 25% and 22% respectively compared to 2019.
- Geographical trends remained similar with the highest rental fees reported in Beirut (LBP 454,897) and the lowest in Baalbek- El Hermel (LBP 133,864).
- Like last year, over half (58%) of Syrian refugee households were living in shelters that were either overcrowded, had conditions below humanitarian standards and/or were in danger of collapse.
- Close to 32% of Syrian refugee households were living in shelters that were below humanitarian standards and an additional 11% were living in dangerous conditions. Almost one third of households continued to live in overcrowded conditions of less than 4.5m²/person.
- Nineteen percent of households that moved in the past 12 months did so because they were evicted (3% of all households). Inability to pay rent was the most cited reason for those evicted (86%), followed by evictions due to measures implemented locally in the context of COVID-19 (7%).

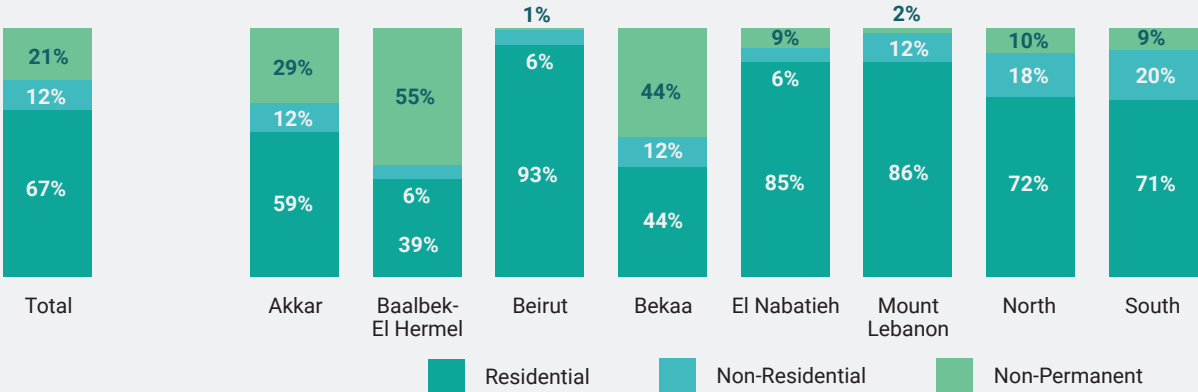
SHELTER TYPE, RENT AND OCCUPANCY AGREEMENTS

Shelter type	
Residential	1. Apartment/house
	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	1. Tent
	2. Prefab unit

Most households (67%) continued to live in residential structures with 21% residing in non-permanent shelters. The latter were located primarily in Baalbek-El Hermel, Bekaa and Akkar.

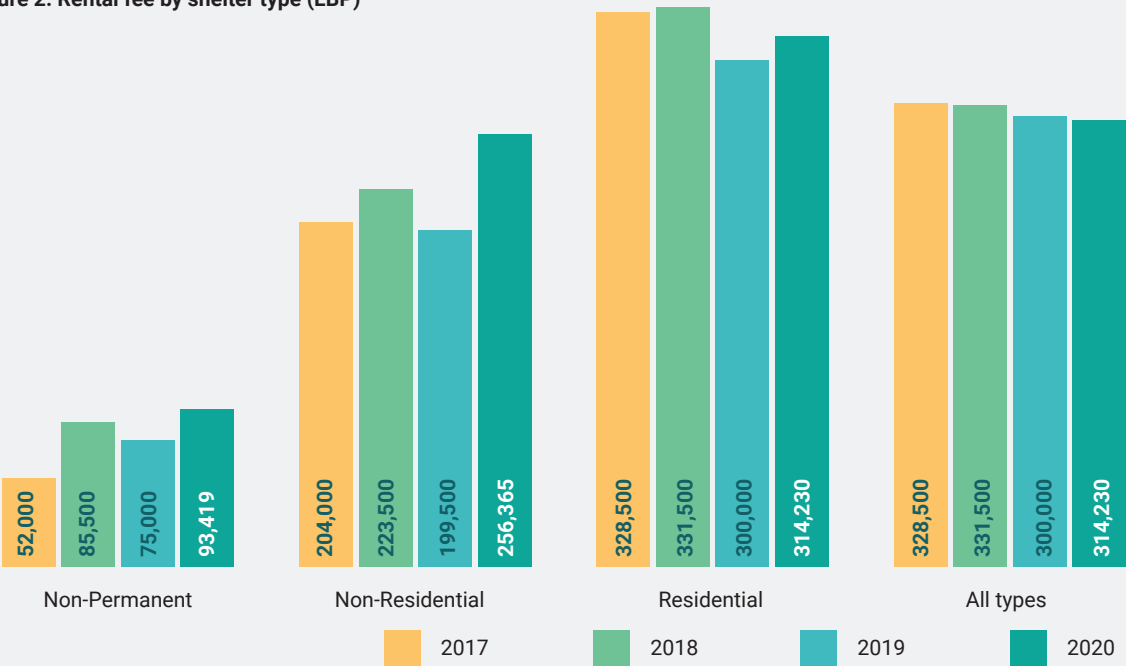


Figure 1: Shelter type by governorate

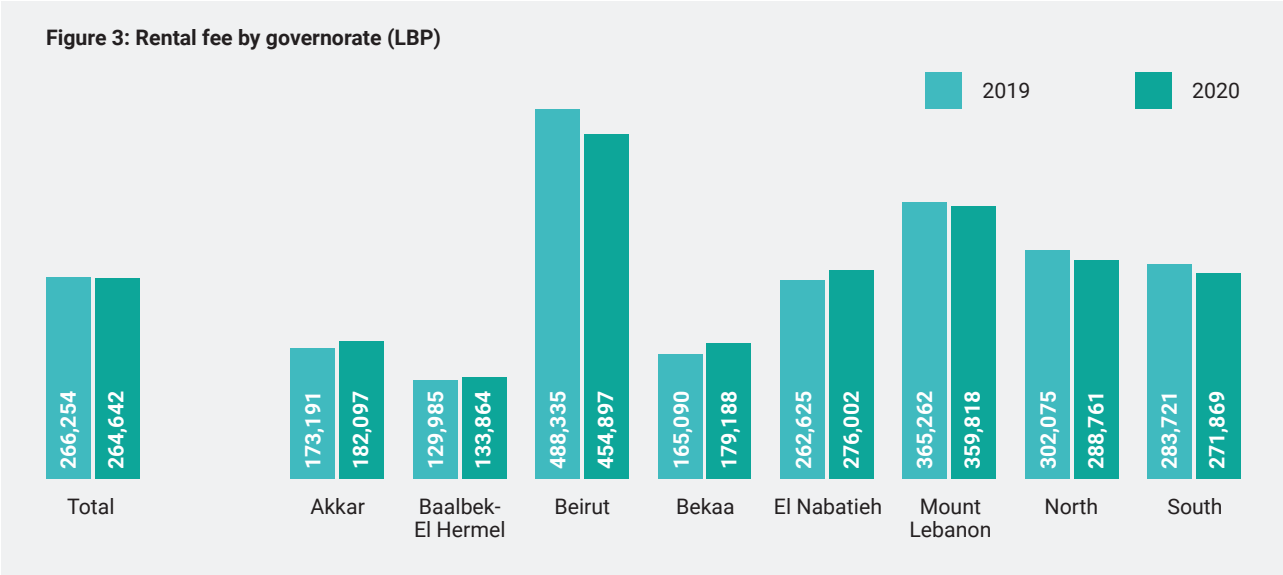


Average monthly rent costs remained stable at LBP 264,642. Rent costs in non-permanent (LBP 93,419) and non-residential (LBP 256,365) shelters increased by 25% and 22% respectively compared to 2019.

Figure 2: Rental fee by shelter type (LBP)



The highest rental fees were reported in Beirut (LBP 454,897) and the lowest in Baalbek-El Hermel (LBP 133,864).

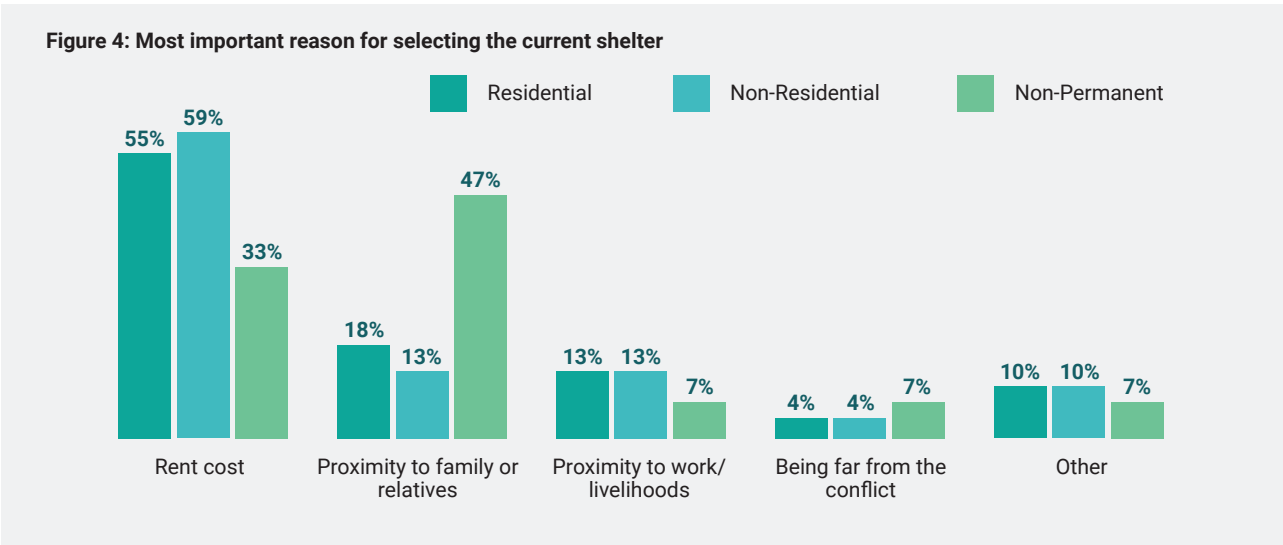


Rent prices remained similar across governorates except for the Bekaa where a 10% increase was reported, mainly driven by the rise in rent in non-permanent shelters. Majority of households (92%) paid their rent on a monthly basis. This was different for households living in non-permanent shelters where 38% paid their rent on a yearly basis.

Most households (82%) were paying direct rental fees to their landlord while a smaller number (6%) was working in exchange for rent- more commonly in non-residential shelters. Some families (9%) were being hosted for free.

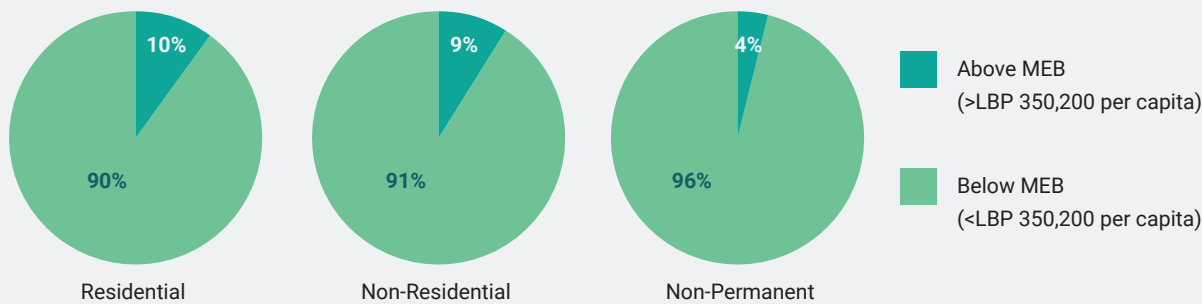
Most households that were renting (98%) had verbal agreements with their landlord as opposed to written lease agreements. Of the few that had written lease agreements, only a quarter registered with the municipality of their area and under only 18% reported paying municipal taxes.

Similar to last year, for over half of families living in residential and non-residential structures, rental cost was cited as the main reason for choosing the current accomodation; In non-permanent structures, proximity to relatives was the the most important factor (47%) compared to residential (18%) and non-residential structures (13%). For female headed households, rental cost was also the most cited reason for choosing a shelter (44.5%) followed by being close to relatives (33%); a significantly higher reason than male headed households where only 21% reported being close to relatives as the most important factor. As for male headed households, only 21% reported proximity to relatives as the most important factor.



In 2020, because of the economic crisis and COVID-19 outbreak, 9 out of 10 were found to be living below the minimum expenditure basket. A slightly larger share of households living in non-permanent shelters were also living under the survival minimum expenditure basket (95%), as compared to other shelter types where 87% were living in extreme poverty.

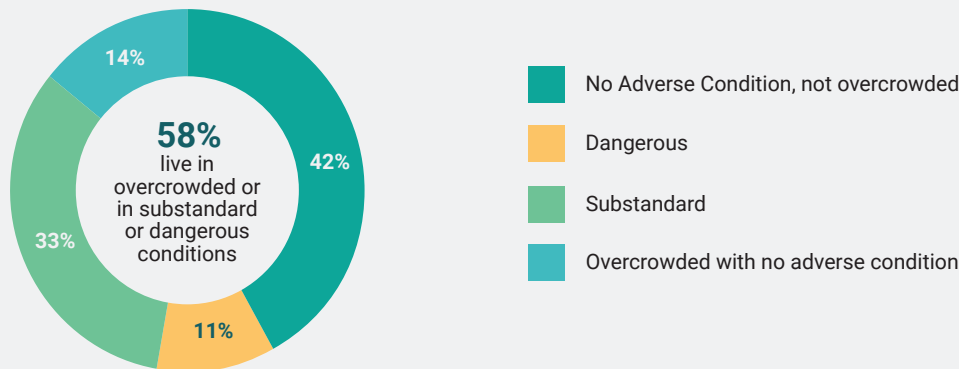
Figure 5: Households living below minimum expenditure basket (MEB) per shelter type



SHELTER CONDITIONS

Like last year, over half (58%) of Syrian refugee households were living in shelters that were either overcrowded, had conditions below humanitarian standards and/or were in danger of collapse¹.

Figure 6: Shelter conditions

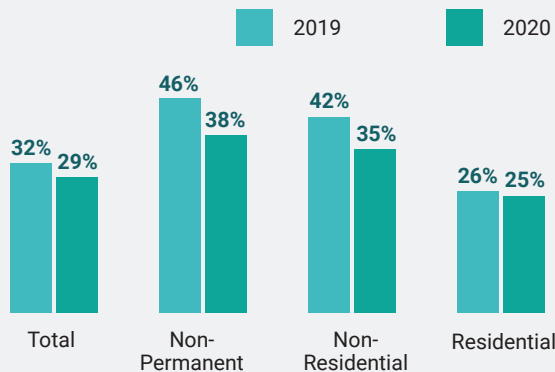


OVERCROWDING

Twenty nine percent of households (29%) continued to live in overcrowded shelters, a slight improvement compared to 2019 (32%) and 2018 (34%). Overcrowded shelters are defined as having less than 4.5m²/person. Overcrowding was more common in non-permanent (38.5%) and non-residential (35%) shelters, compared to residential shelters (25%).

Twenty percent of surveyed households shared latrines with other families. Sharing of latrines in non-permanent structures was significantly higher (33%) compared to residential (16%) and non-residential (15%). Like last year, 3% of households were using latrines that were shared by 15 people or more; half of them were households in non-permanent shelters.

Figure 7: Overcrowded (<4.5m²/person)

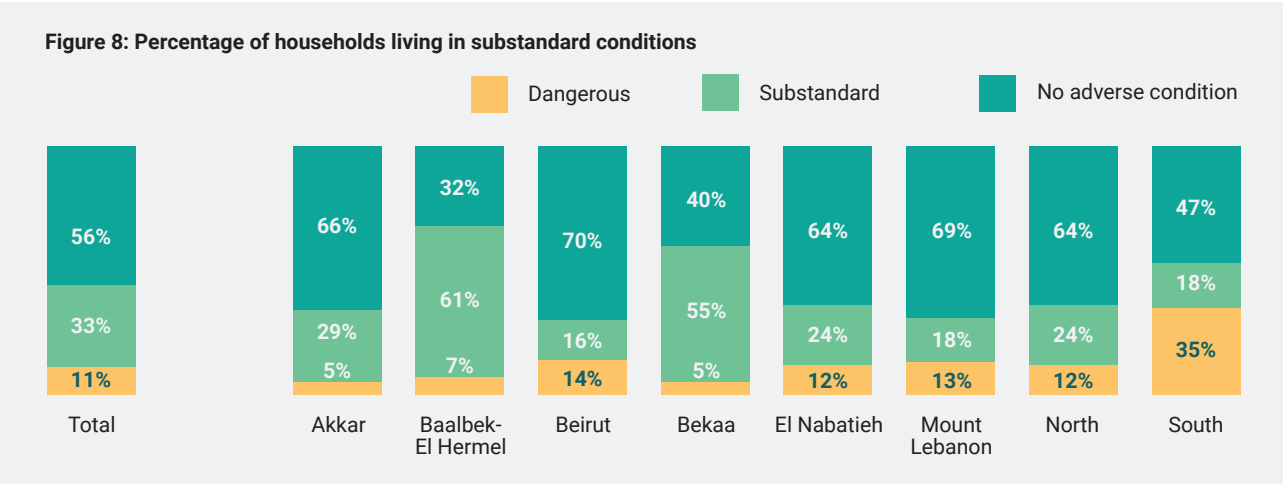


¹COVID-19 restrictions prohibited enumerators from visually assessing the shelter condition in overcrowded shelters; this has prompted a change in the methodology used to assess shelter conditions in 2020.

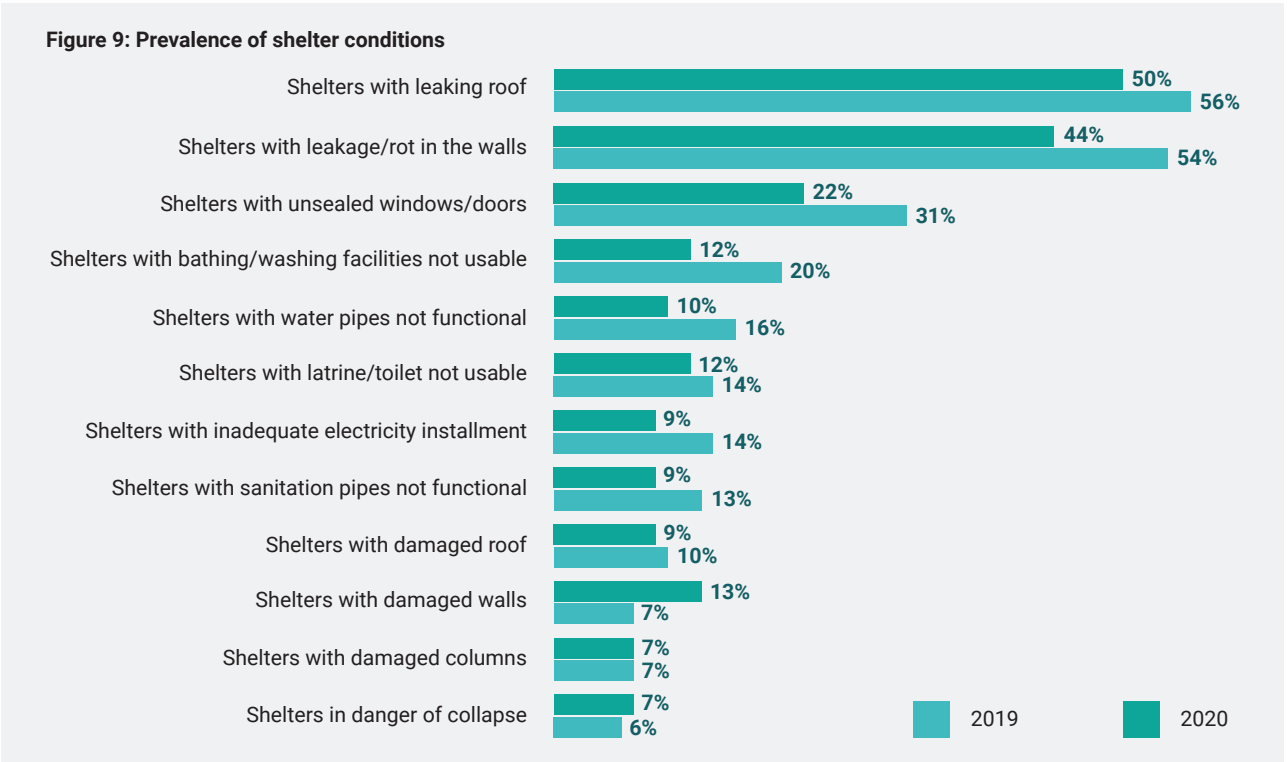
PHYSICAL CONDITIONS

<p>Shelter conditions</p> <p>Inadequate physical conditions</p> <p>1- Windows/doors were not sealed to natural elements</p> <p>2- Leaking roof Leakage / rottenness in the walls / floors</p> <p>3- Water pipes not functional N/A</p> <p>4- Sanitation pipes not functional N/A</p> <p>5- Latrine/toilet was not useable (damaged, full, no handwashing facilities, etc.) N/A</p> <p>6- Bathing/washing facilities were not useable (damaged, no privacy, etc.) N/A</p> <p>7- Electricity installation/connection were not adequately installed or not safe</p> <p>8- Damaged walls</p>	<p>Each shelter type is considered inadequate depending on the number of observed physical conditions:</p> <p>Residential structures</p> <p>Three conditions and above</p> <p>Non-residential structures</p> <p>One condition and above</p> <p>Non-permanent structures</p> <p>All refugees living in non-permanent structures (informal settlements) were considered to be living in physical substandard conditions. Those refugees were at higher risk of being affected by extreme weather, fire, etc..</p>
<p>Dangerous conditions</p> <p>1- Shelter Structure in danger of collapse</p> <p>2- Damaged roof</p> <p>3- Damaged columns</p>	

44% of Syrian refugee households were living in either shelter conditions that were below humanitarian standards or in danger of collapse. Baalbek-El Hermel had the highest rates of households living in substandard or dangerous conditions (68%), followed by the Bekaa (60%) and the South (53%).



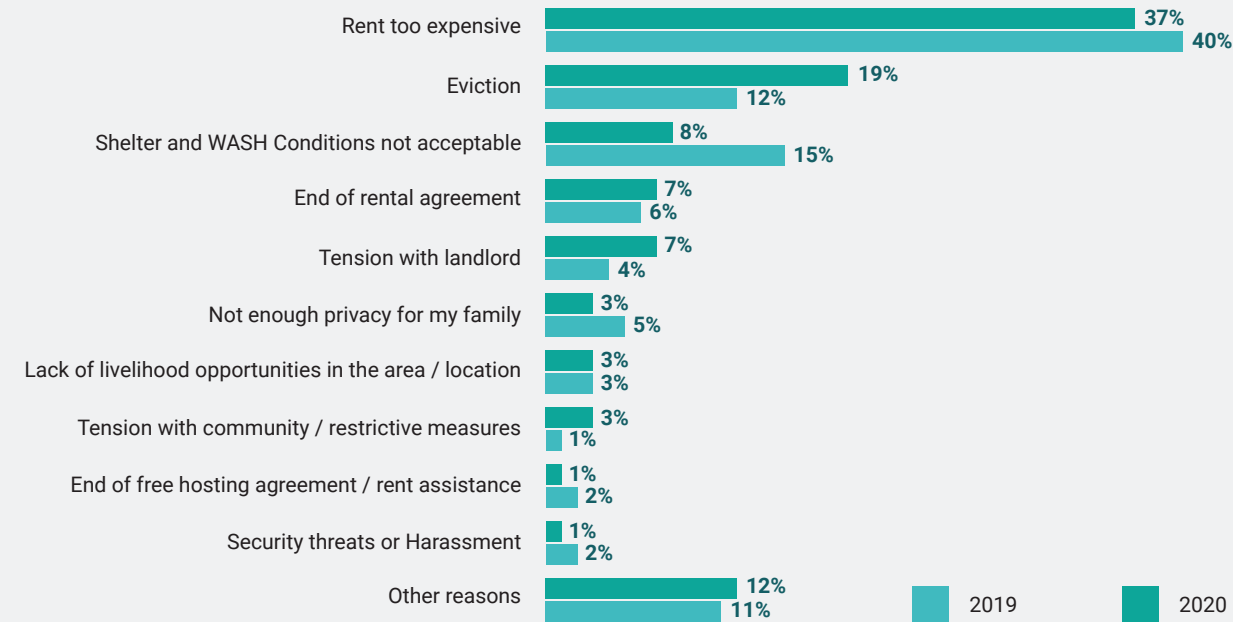
The South had the highest percentage of households living in dangerous conditions (35%).



MOBILITY AND MOVEMENT

Fifteen percent of households reported changing their accommodation in the past 12 months (a decrease from 20% in 2019), three quarters of which occurred in the previous 6 months, mainly due to rent being too expensive.

Figure 10: Reasons for changing accommodation in the past 12 months (percentage out of households who changed accommodation)



Nineteen percent of households that moved in the past 12 months did so because they were evicted (3% of all households moved because of eviction). Inability to pay rent was the most cited reason for those evicted (86%), followed by evictions due to measures implemented locally in the context of COVID-19 (7%).

A small proportion (5%) of households were planning to move within the coming 6 months, a quarter of which due to threat/fear of evictions.

At the time of interview, 5% of households were living under an eviction notice, the majority of which (82%) were expected to leave within the next month. For almost all under eviction notice, the notices were issued by the landlord.

Figure 11: Eviction threats

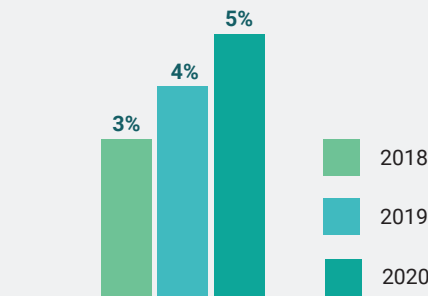
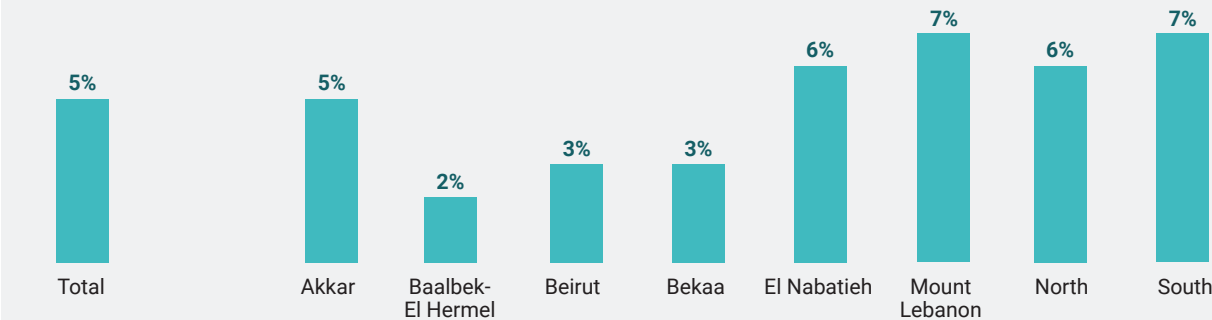


Figure 12: Percentage of households living under an eviction threat



Annex 3: Type of housing and type of occupancy

	Type of housing			Type of occupancy						
	Residential	Non-residential	Non-permanent	Owned	Rented	Combination of assistance/rent or work/rent	Hosted (in exchange for work)	Hosted for free	Assisted (by organizations, agencies, charity)	Other
Total	66%	12%	21%	0%	82%	1%	5%	9%	1%	2%
Governorate										
Akkar	59%	12%	30%	0%	81%	0%	4%	12%	1%	1%
Baalbek-El Hermel	39%	6%	55%	0%	77%	1%	4%	16%	1%	2%
Beirut	93%	6%	1%	1%	69%	0%	16%	13%	0%	1%
Bekaa	44%	12%	45%	0%	83%	1%	4%	9%	1%	1%
El Nabatieh	86%	6%	9%	5%	83%	0%	8%	3%	0%	0%
Mount Lebanon	86%	12%	2%	0%	88%	0%	4%	7%	0%	1%
North	72%	18%	10%	1%	84%	1%	5%	9%	0%	1%
South	71%	20%	9%	0%	66%	3%	9%	5%	0%	16%
Gender of the head of households										
Female	61%	10%	28%	0%	76%	1%	2%	15%	1%	5%
Male	68%	13%	19%	0%	83%	1%	6%	8%	0%	1%
Shelter type										
Residential				0%	86%	0%	4%	7%	1%	2%
Non-residential				0%	72%	2%	9%	11%	1%	5%
Non-permanent				1%	77%	1%	6%	13%	0%	2%

Annex 4: Type of rental agreement, rental costs, overcrowding and shelter conditions

	Type of rental agreement		Rent costs (LBP)		Overcrowding	Shelter conditions	
	Written agreement	Verbal agreement	Mean		HH living space <4.5m2	Below standards	Dangerous condition
Total	2%	98%	264,642		29%	32%	11%
Governorate							
Akkar	1%	99%	182,097		15%	29%	5%
Baalbek-El Hermel	0%	100%	133,864		30%	61%	7%
Beirut	2%	98%	454,897		44%	16%	14%
Bekaa	1%	99%	179,188		30%	55%	5%
El Nabatieh	1%	99%	276,002		8%	24%	12%
Mount Lebanon	1%	99%	359,818		36%	17%	13%
North	8%	92%	288,761		27%	24%	12%
South	7%	93%	271,869		29%	18%	35%
Gender of the head of households							
Female	2%	98%	237,562		25%	39%	13%
Male	2%	98%	270,340		30%	31%	11%
Shelter type							
Residential	0%	100%	314,230		25%	13%	9%
Non-residential	2%	98%	256,365		35%	41%	24%
Non-permanent	3%	97%	93,419		38%	87%	13%