

SHELTER



Inter-Agency
Coordination
Lebanon



UNHCR
The UN Refugee Agency



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In Lebanon, most of the Syrian refugee population live in cities and villages in the context of the governmental policy prohibiting the establishment of formal refugee camps. The remaining fraction live in spontaneously set-up tented settlements throughout the country. Refugees face harsh winters with sub-zero temperatures and flooding that affect mainly those living in non-permanent and non-residential shelters. Throughout the years, the shelter sector under the Lebanon Crisis Response Plan (LCRP) has been massively underfunded, leaving a large proportion of Syrian refugees in inadequate shelter at a time of a deepening economic crisis and steep increases in rental costs.

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.

Key findings

- The distribution of Syrian refugee households across the main shelter types remained mostly stable with the majority (69%) living in residential structures, 22% in non-permanent shelters, and 9% in non-residential structures.
- The highest percentage of households living in non-permanent shelters (informal settlements) was in Baalbek-El Hermel (53%) followed by Bekaa (45%).
- Thirty-three percent of female-headed households were living in informal settlements, an increase of 5 percentage points compared to 2020.
- Monthly rental costs for all shelter types combined increased significantly by 18%, reaching an average of LBP 312,798 nationally, up from LBP 264,000 in 2020.
- Rental costs in non-permanent (LBP 133,304), residential (LBP 368,103), and non-residential (LBP 272,092) shelters increased by 43%, 17%, and 6% respectively compared to 2020.
- Geographical trends remained similar to previous years with the highest rental costs reported in Beirut (LBP 540,235) and the lowest in Baalbek-El Hermel (LBP 168,621).
- Like last year, over half (57%) 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 35% of Syrian refugee households were living in shelters that were below humanitarian standards and an additional 10% were living in dangerous conditions.
- Almost a quarter of households (23%) were living in overcrowded conditions of less than 4.5m²/person, a drop from 29% in 2020.
- Twenty-one percent of households that moved in the previous 12 months did so because they were evicted (3% of all households). Inability to pay rent remained the most cited reason for those evicted (72%) followed by dispute with landlord (9%).

¹ The average market rate during the time of data collection registered at LBP 16,060 to the US\$. Source: www.lirarate.org

Shelter type, rent, and occupancy agreements

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

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 (69%) continued to live in residential structures with 22% residing in non-permanent shelters. The latter were located primarily in Baalbek-El Hermel, Bekaa, and Akkar.

Figure 1: Percentage of households by shelter type

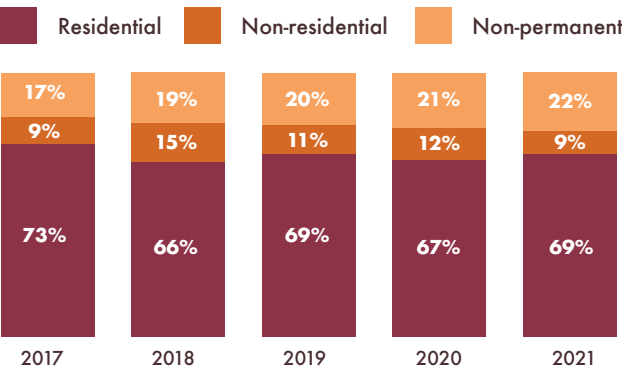
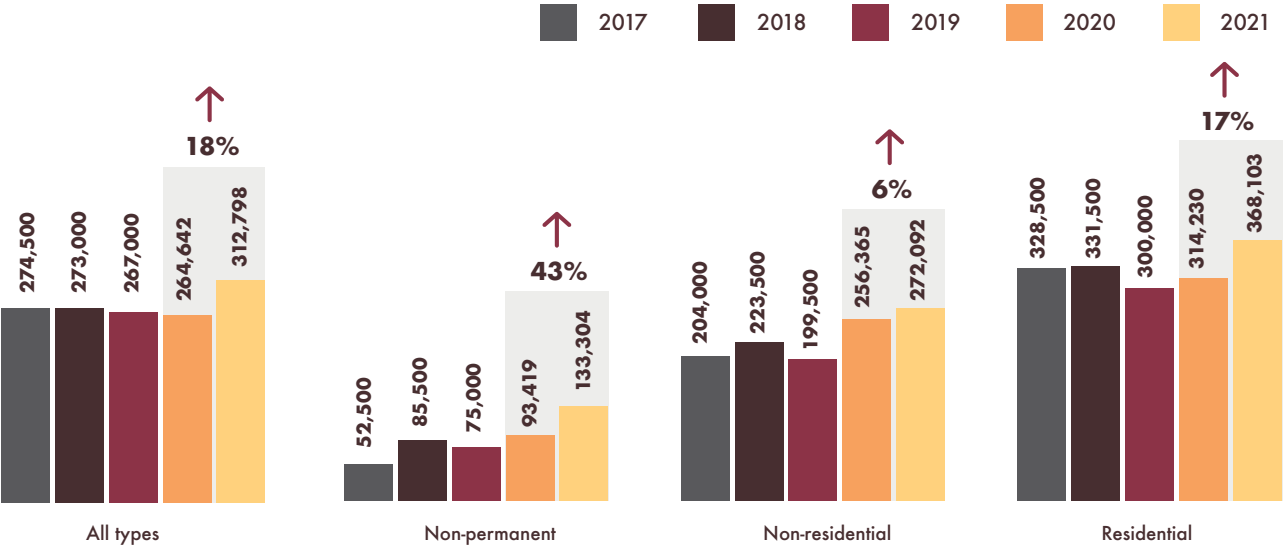


Table 3: Breakdown by governorate and shelter type

	Residential		Non-residential		Non-permanent	
	2020	2021	2020	2021	2020	2021
Total	66%	69%	12%	9%	21%	22%
Akkar	59%	56%	12%	10%	30%	35%
Baalbek-El Hermel	39%	39%	6%	8%	55%	53%
Beirut	93%	96%	6%	4%	1%	1%
Bekaa	44%	46%	12%	9%	45%	45%
El Nabatieh	86%	84%	6%	8%	9%	8%
Mount Lebanon	86%	91%	12%	7%	2%	2%
North	72%	76%	18%	16%	10%	8%
South	71%	80%	20%	15%	9%	5%

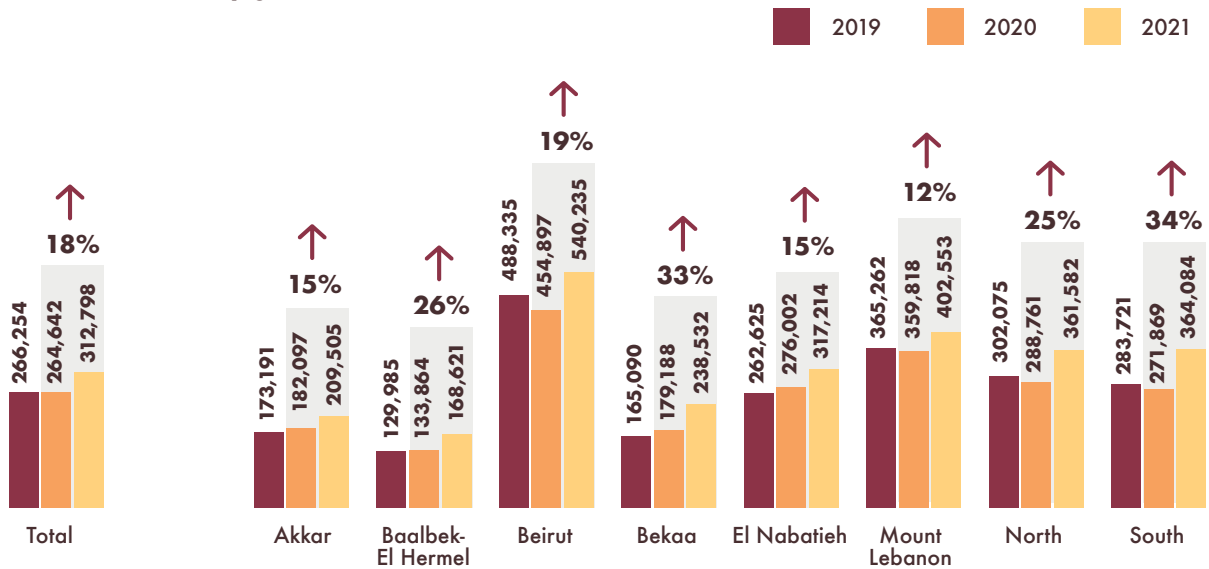
Average monthly rental costs increased by 18% nationally reaching LBP 312,798, up from LBP 264,642 in 2020. Rental costs in non-permanent (LBP 133,304), residential (LBP 368,103), and non-residential (LBP 272,092) shelters increased by 43%, 17%, and 6% respectively compared to 2020.

Figure 2: Monthly average rent in LBP



Similar to previous years, the highest rental rates were reported in Beirut (LBP 540,235) and the lowest in Baalbek-El Hermel (LBP 168,621).

Figure 3: Rental rates by governorate in LBP



Rental rates went up in all governorates but the highest increase was reported in the South (34%). Like 2020, the majority of households (91%) paid their rent monthly, whereas 40% of households in non-permanent shelters paid their rent yearly.

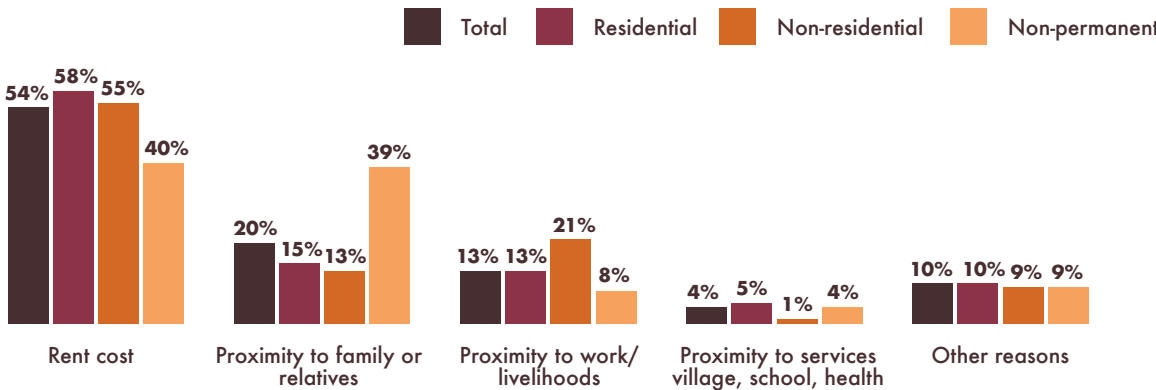
When it comes to the type of occupancy, most households (85%) paid rent directly to their landlord while a smaller number (5%) worked in exchange for rent, more commonly in non-residential shelters (16.5%). Families being hosted for free (8%) was more common among female-headed households (13%).

Most households that were renting had verbal agreements with their landlord (99%) as opposed to written lease

agreements. Of the few that had written lease agreements, only 40% registered with their municipality and just 19% reported paying municipal taxes.

Similar to last year, over half of households in residential and non-residential structures mentioned rental cost as the main reason for choosing their current accomodation. In non-permanent structures, proximity to relatives was as important and was reported by 39% of households compared to only 15% in residential and 13% in non-residential. Similar to 2020, for female-headed households, rental cost was also the most cited reason for choosing a shelter (43%) followed by being close to relatives (34%); a significantly higher reason than for male-headed households where only 17% reported being close to relatives as the most important factor.

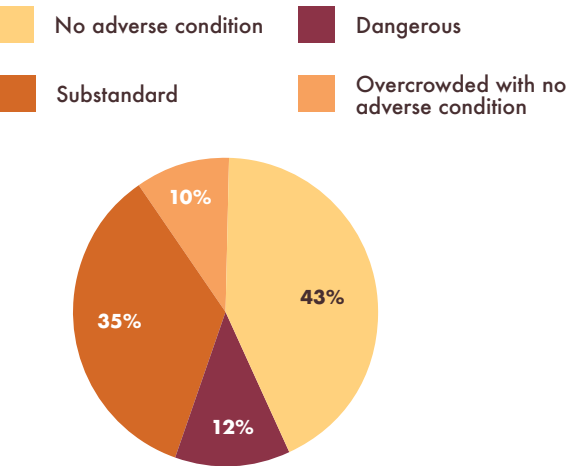
Figure 4: Most important factor for selecting the place of residence



Shelter conditions

Like last year, over half (57%) of Syrian refugee households were living in shelters that were either overcrowded, had conditions below humanitarian standards, and/or were in danger of collapse.

Figure 5: Shelter conditions



Overcrowding

Almost a quarter of households (23%) were living in overcrowded conditions, defined as less than 4.5m2/ person, a drop from 29% in 2020. Similar to last year, overcrowding was more common in non-permanent (31%) and non-residential (30%) shelters compared to residential shelters (20%).

Nineteen percent of surveyed households shared latrines with other families. Sharing of latrines in non-permanent structures was significantly higher (27%) compared to residential and non-residential (16%). Similar to last year, 3% of households were sharing latrines with 15 or more people.

Physical conditions

	Shelter is considered below humanitarian standards depending on the number of issues per shelter type as follows:		
Shelter conditions	Residential structures	Non-residential structures	Non-permanent structures
Inadequate physical conditions 1 - Windows/doors not sealed to natural elements 2 - Leaking roof, leakage/rotting in walls/floors 3 - Water pipes not functional or not available 4 - Sanitation pipes not functional or not available 5 - Latrine/toilet not usable (damaged, full, no handwashing facilities, etc.) or not available 6 - Bathing/washing facilities not usable (damaged, no privacy etc.) or not available 7 - Electricity installation/connection not adequately installed/not safe 8 - Damaged walls	Three conditions and above	One condition and above	All refugees living in non-permanent structures (informal settlements) are considered to be living in physical substandard conditions and are at higher risk of being affected by extreme weather, fires etc..

Dangerous conditions:

- 1- Shelter structure in danger of collapse
- 2- Damaged roof
- 3- Damaged columns

Nearly half (47%) of Syrian refugee households were living in either shelter conditions that were below humanitarian standards or in danger of collapse (44% in 2020). Refugees living in non-residential shelters were more likely to be in shelters in danger of collapse (23%) compared to residential (11%) and non-permanent (11%).

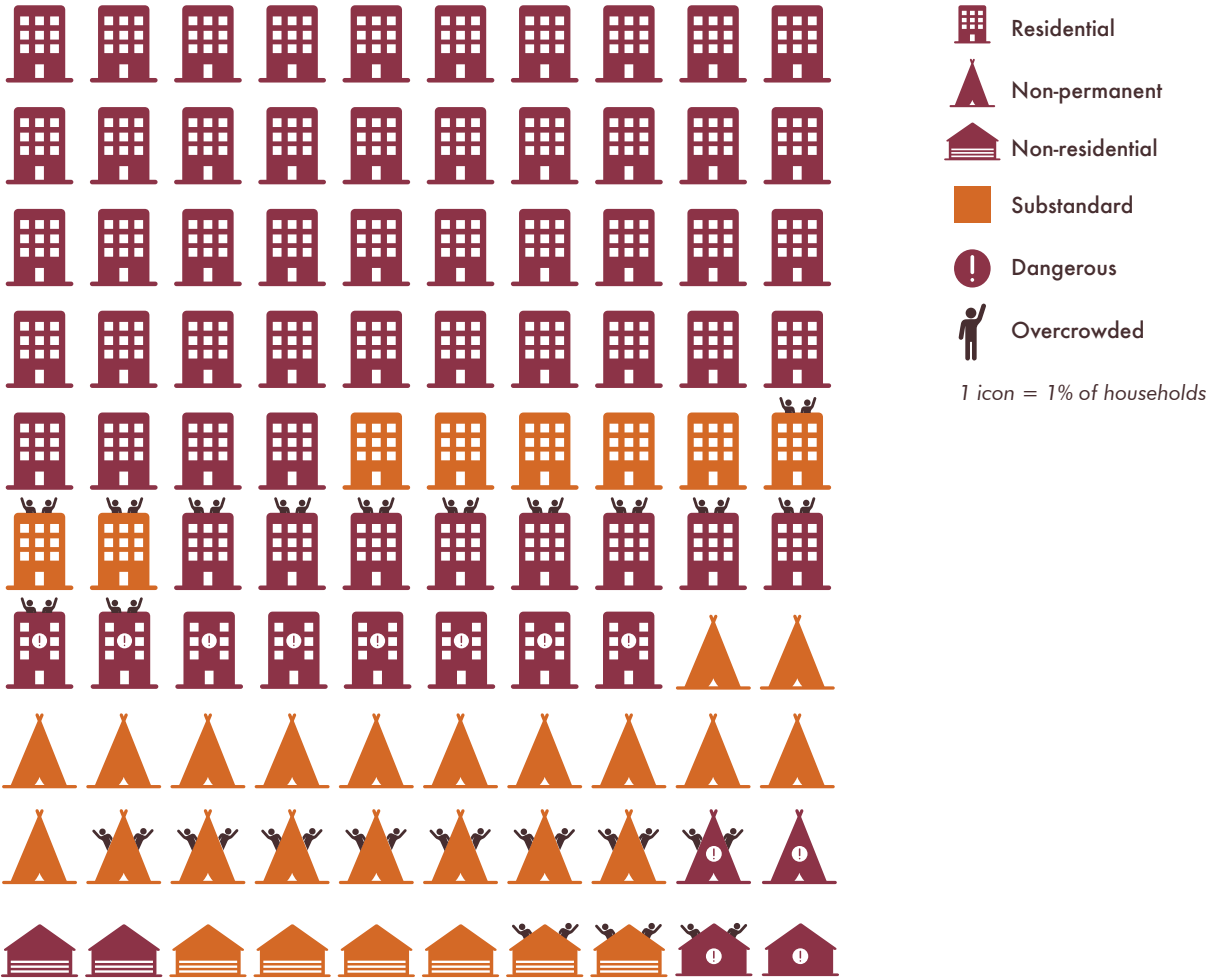
Figure 6: Shelter conditions by type of shelter

Residential: Out of refugee individuals who live in residential shelters, **43% live in inadequate shelter conditions.**

Non-residential: Out of refugee individuals who live in non-residential shelters, **84% live in inadequate shelter conditions.**

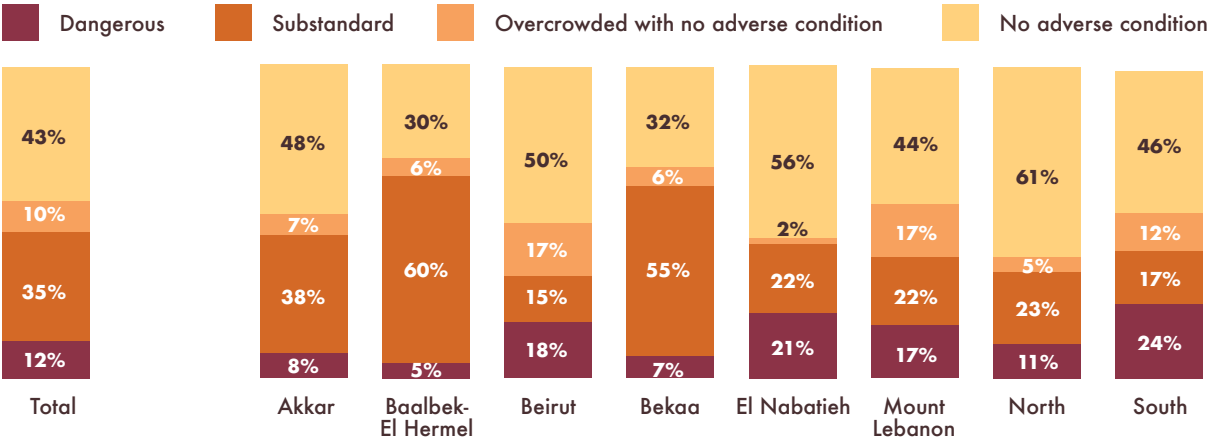
Non-permanent: **All refugees** who live in non-permanent shelters **are considered to be living in inadequate shelter.**

57% of households were living in shelters that were either overcrowded, had conditions below humanitarian standards, and/or were in danger of collapse.



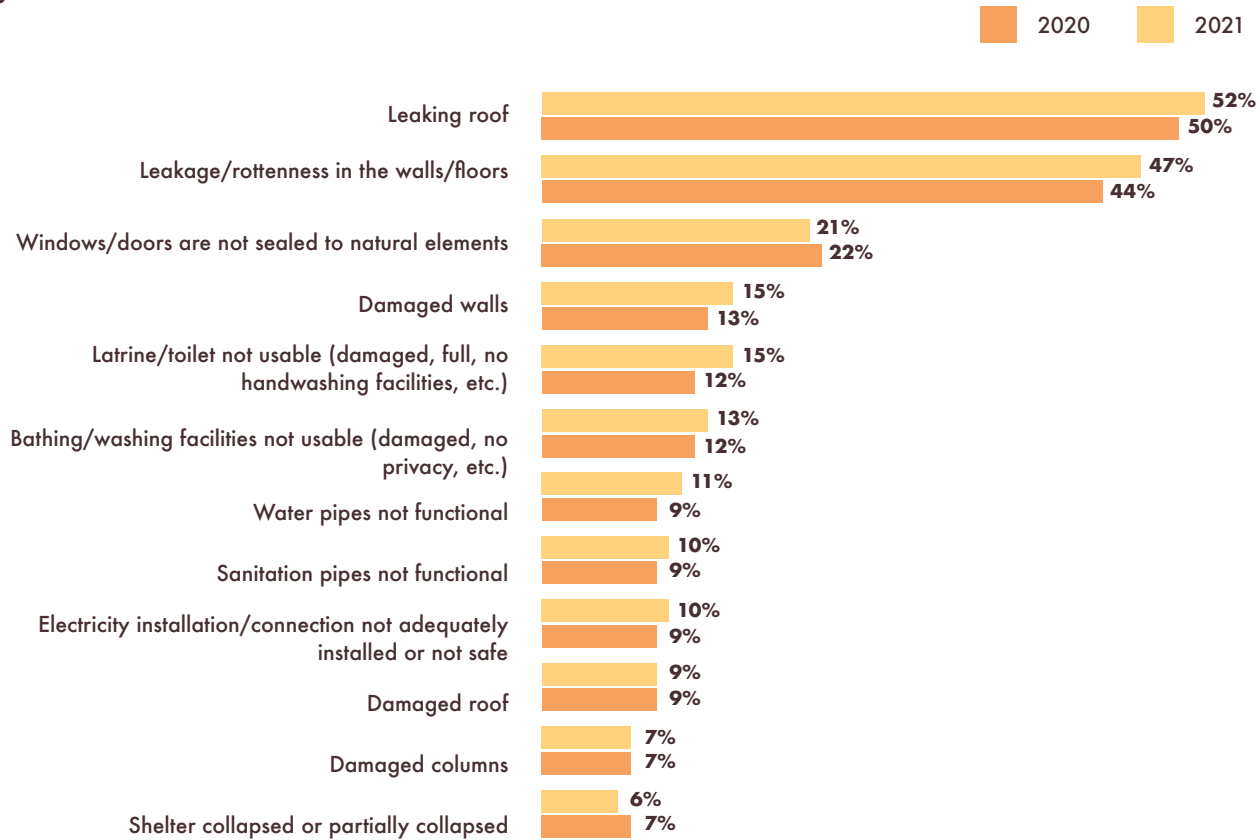
Baalbek-El Hermel and Bekaa continued to have the highest rates of households living in substandard or dangerous conditions (65% and 62% respectively).

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



The South had the highest percentage of households living in dangerous conditions (24%).

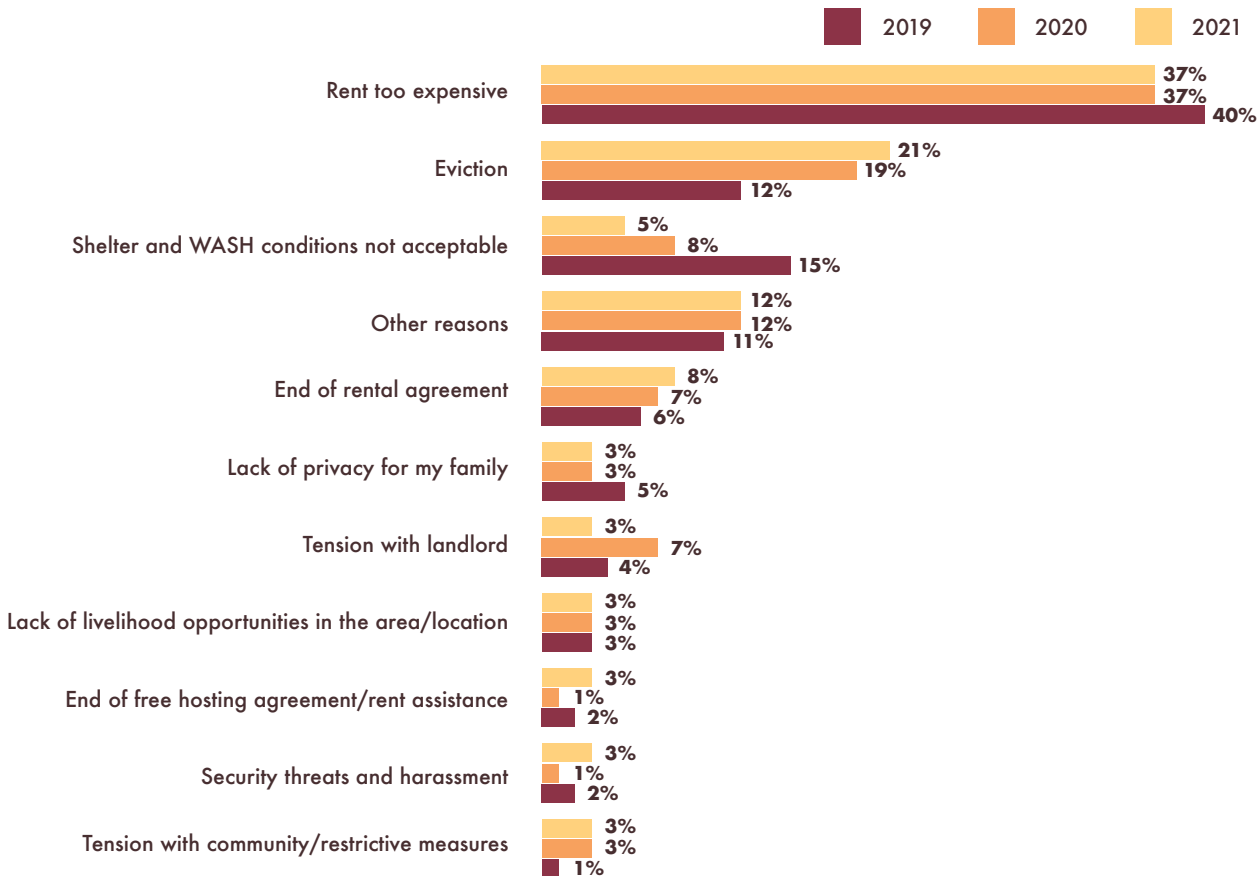
Figure 7: Prevalence of shelter conditions



Mobility and movement

Like in 2020, 15% of households reported changing their accommodation in the previous 12 months, 78% of which occurred in the previous 6 months, mainly due to rent being too expensive.

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



Twenty-one percent of households that moved in the previous 12 months did so because they were evicted. This rate was higher for households who had a disabled member (27%). Inability to pay rent was the most cited reason for those evicted (72%), followed by dispute with landlord (9%) or an alternative use of the shelter by the landlord (8%). Almost all (94%) of those who were evicted received the eviction notice from the landlord and 3% from the municipality/mayor.

Households who changed accommodation in the previous 12 months mostly (80%) moved to a similar type of shelter. Eleven percent moved from a residential structure to a non-residential or non-permanent shelter, while 8% moved from a non-permanent and non-residential shelter to a residential one.

Figure 9: For households who have moved in the past 12 months, previous and current types of shelter



Five percent of households were planning to move within the coming 6 months, with over a third of these mentioning the rent being too expensive as the reason for the planned move.

At the time of the survey, 5% of households were living under an eviction notice, the majority of which (75%) were expected to leave within the coming month. For almost all under eviction notice, the notices were issued by the landlord. Households with at least one member with a disability were more likely to be living under an eviction threat (7%) compared to households with no disabled members (5%).

Figure 9: Eviction threats

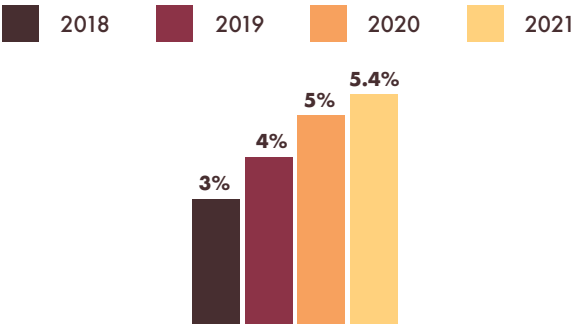
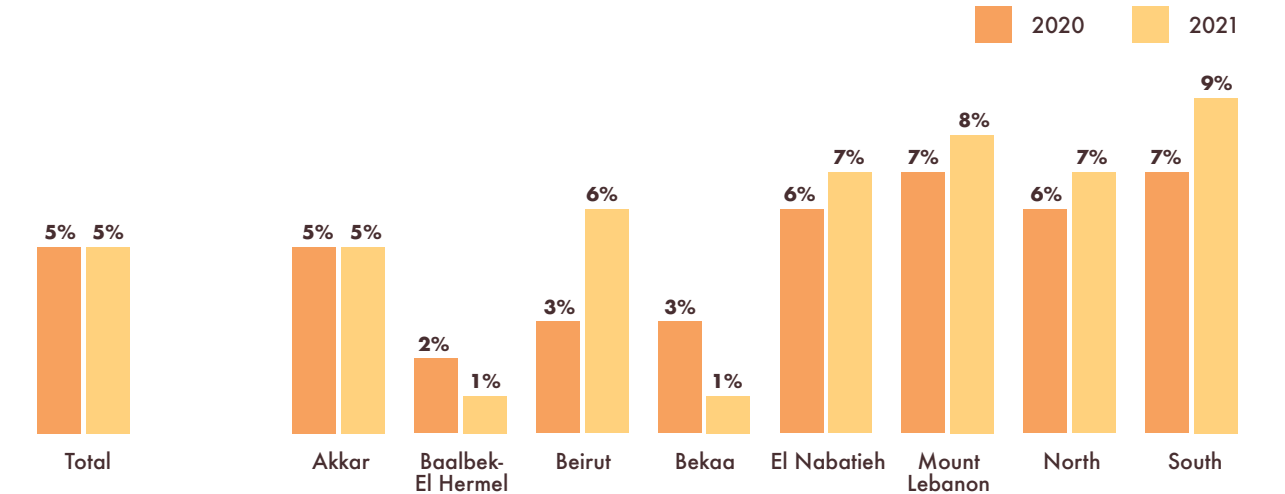


Figure 10: Percentage of households living under an eviction threat



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	69%	10%	22%	0.1%	85%	0.5%	5%	8%	1%	0%
Governorate										
Akkar	56%	10%	35%	0%	81%	1%	4%	12%	2%	0%
Baalbek-El Hermel	39%	8%	53%	0%	81%	1%	3%	12%	3%	1%
Beirut	96%	4%	1%	0%	68%	1%	22%	9%	0%	0%
Bekaa	46%	9%	45%	0%	87%	0%	3%	9%	0%	0%
El Nabatieh	84%	8%	8%	0%	87%	1%	6%	6%	0%	1%
Mount Lebanon	91%	7%	2%	0%	87%	1%	5%	6%	0%	1%
North	76%	16%	8%	0%	86%	1%	5%	9%	0%	0%
South	80%	15%	5%	0%	80%	1%	12%	6%	0%	0%
Gender of the head of household										
Women	57%	10%	33%	0%	81%	0%	3%	13%	1%	1%
Men	71%	10%	19%	0%	85%	1%	6%	7%	0%	0%
Shelter type										
Residential				0%	88%	0%	4%	7%	0%	1%
Non-residential				0%	72%	1%	17%	10%	0%	1%
Non-permanent				0%	80%	1%	5%	13%	2%	0%

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	1%	99%	312,798		23%		35%	12%
Governorate								
Akkar	1%	99%	209,505		20%		38%	8%
Baalbek-El Hermel	1%	99%	168,621		25%		60%	5%
Beirut	4%	96%	540,235		27%		15%	18%
Bekaa	1%	99%	238,532		22%		55%	7%
El Nabatieh	3%	97%	317,214		7%		22%	21%
Mount Lebanon	1%	99%	402,553		32%		22%	17%
North	2%	98%	361,582		12%		23%	11%
South	2%	98%	364,084		25%		17%	24%
Gender of the head of household								
Women	1%	99%	254,829		20%		46%	8%
Men	2%	98%	334,066		24%		32%	13%
Shelter type								
Residential	2%	98%	368,103		20%		15%	11%
Non-residential	1%	99%	272,092		30%		55%	23%
Non-permanent	0%	100%	133,304		31%		89%	11%