Refugee Access to Livelihoods and Housing, Land, and Property

May 2019
UGANDA

CONTEXT

Uganda is currently hosting the largest number of refugees in the region with over 1.2 million refugees and asylum seekers, primarily from South Sudan, the Democratic Republic of Congo (DRC), and Burundi.[1] Recently arrived refugees have joined Rwandese, Somali, and other refugees that have lived in Uganda for decades. Due to the large number of refugees, the range of countries of origin, and the varying lengths of displacement, there are key information gaps on how access to or lack of housing, land, and property (HLP) for refugees impact their potential for sustainable livelihoods. In partnership with Norwegian Refugee Council (NRC), REACH conducted an assessment from 3 December 2018 to 15 March 2019 to collect baseline data on refugees' access to livelihoods and HLP. The assessment aims to provide a better understanding of the conditions of refugee access to livelihoods and HLP, the linkages, and other factors influencing sustainable livelihoods and potential movement within Uganda.

METHODOLOGY

A mixed methods approach was used, driven by a household-level structured survey, semi-structured key informant interviews (KIIs) and focus group discussions (FGDs). The quantitative household-level survey produced results representative for the refugee population in 30 refugee settlements (considered as 25 due to five combined settlements in Adjumani) across 11 districts, as well as select divisions of Kampala (Makindye, Kampala Central, and Kawempe) with a 95% confidence level and 10% margin of error at the settlement level for all questions asked to the entire sample size. A total of 3,165 households were interviewed for this assessment. All questions referring to a subset are footnoted.

KIIs and FGDs were used to triangulate the data and provide context to quantitative findings. KIIs targeted settlement leadership, including Office of the Prime Minister (OPM) commandants and UNHCR staff, refugee welfare committee leaders, district local government officials, and key partners working in relevant sectors. Semi-structured FGDs were stratified by gender and conducted with refugee and host community groups in each location.

Findings in this factsheet are representative of refugee households living in Pagirinya refugee settlement. A total of 111 refugee households were interviewed in Pagirinya.

POPULATION PROFILE OF REFUGEES IN UGANDA

Demographics[1]

Female	Age	Male
2%	60+	1%
20%	18-59	16%
8%	12-17	9%
13%	5-11	13%
9%	0-4	9%

Female-headed households (HHs):
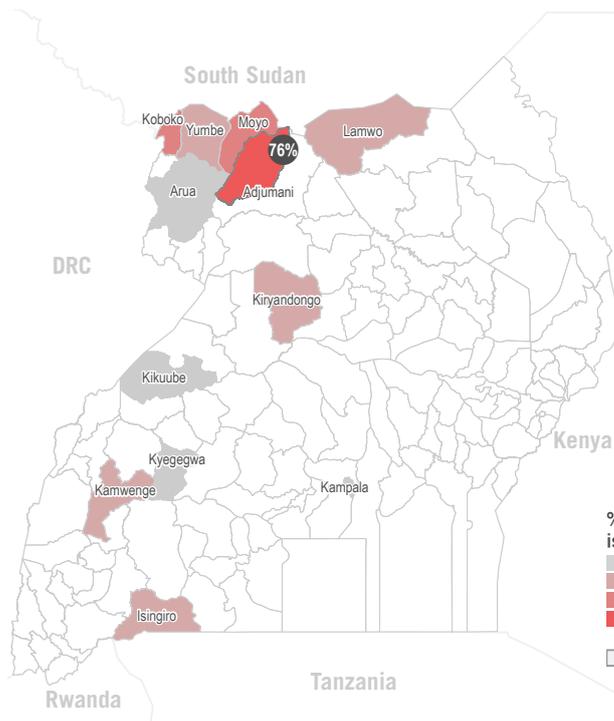**67%**

Average household size:
7

Displacement demographic
Top countries of origin:[1]

1. South Sudan (65%)
2. DRC (27%)
3. Burundi (3%)
4. Somalia (2%)

BRIEF OVERVIEW OF PAGIRINYA IN ADJUMANI DISTRICT

Opened in July 2016, Pagirinya settlement hosts more than 32,000 refugees displaced from South Sudan. The humanitarian response across all sectors has now stabilized and is beginning to shift beyond emergency operations.


% of HHs reporting HLP issues aggregated by district
- 13% - 17%
- 18% - 25%
- 26% - 34%
- 35% - 69%
- ● Focus settlement (Pagirinya)
- ☐ Focus district

HHs WITH VULNERABLE MEMBERS

Unaccompanied/separated child, orphan	42%
Disabled members	69%
Pregnant / lactating women	39%
Female-headed HHs	84%

HHs reporting member with persons with specific needs (PSN) card: **49%**

HHs reporting that some members are not registered as refugees: 12%
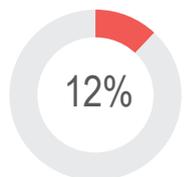
TOP 3 HLP CHALLENGES[2]

Property[3]	41%
Housing	30%
Land accessed for housing	23%

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[1] Figures based on United Nations High Commissioner for Refugees (UNHCR) and Office of the Prime Minister (OPM)population figures updated as of April 2019.
[2] This question was only asked to the 76% of respondents facing HLP challenges. The level of confidence may thus be lower than 95%.
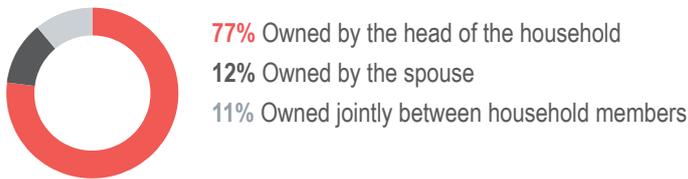[3] Respondents could answer more than one option for this question.

TENURE ARRANGEMENTS

% of HHs by shelter tenure:

77% Owned by the head of the household
12% Owned by the spouse
11% Owned jointly between household members

0% of HHs have documentation proving ownership or legal occupancy of shelter.

% of HHs by methods of shelter acquisition:

Construct 100%
Acquire 0%

Of the **100%** of HHs that reported constructing their shelter, most commonly reported ways of acquiring materials:[3]
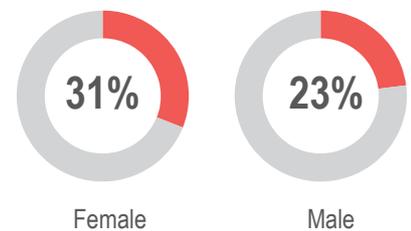
Nature 87%
Purchased 72%
Friend 7%

SHELTER CHALLENGES

79% of HHs reported shelter damage. Of those, the most commonly reported parts of the shelter damaged are:[3]

Damage to roof 94%
Damage to windows and/or doors 15%
Damage to wall material 6%

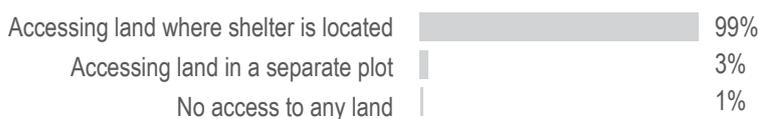**25%** of HHs reported not being able to conduct repairs. Of those, the most commonly reported reasons include:[3]

Material not available 91%
No money for repair 77%

% of HHs reporting members do not feel safe in their current shelter:

31% Female
23% Male

LAND

ACCESS TO LAND

% of HH reporting:[3]

Accessing land where shelter is located 99%
Accessing land in a separate plot 3%
No access to any land 1%

Method of accessing land around shelter plot:

99% OPM/UNHCR allocation[4]
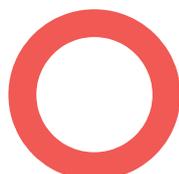**1%** Accessing someone else's land for free

3% of HHs reported accessing land outside their shelter. Of those, the most commonly reported methods of accessing that land are:[3]

100% Renting to access someone else's land

USE OF LAND FOR CULTIVATION

88% of HHs reported using their shelter plot for cultivation. Of those, the following reported on sufficiency of the land to provide food for the HH in the most recent harvest.

95% Insufficient
5% Sufficient
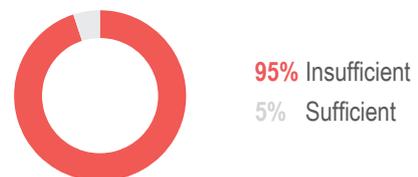
FORMAL AGREEMENTS

Of the **1%** that access land around shelter plot through renting, free access, or ownership, **0%** of HHs that have a formal agreement to access the land

Of the **100%** of land accessed outside of shelter plot through renting, free access, or ownership, **0%** are accessed through formal agreement

[4] The Government of Uganda allocates land for residential and agricultural purposes, to refugees, irrespective of ethnicity and origin. This is done via OPM with the support of UNHCR.
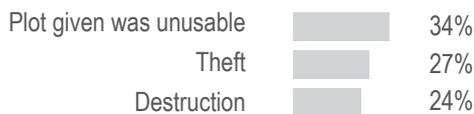
HLP Challenges

76% of HHs reported facing HLP challenges. Of those:

Most commonly reported areas of HLP issues (% of HLP issues):[3]

Property	41%
Housing	30%
Land accessed for housing	23%

Most commonly reported types of HLP issues (% of HLP issues):[3]

Plot given was unusable	34%
Theft	27%
Destruction	24%

HLP ISSUE RESOLUTION

42% of the **100** HLP issues reported were attempted to be resolved by the household

Out of the HLP issues that HHs attempted to resolve, the following mechanisms were used:[3]

Help desk	51%
Refugee Welfare Committee	41%
Local clan/traditional leaders	18%

33% of the HLP issues reported were resolved

PROPERTY

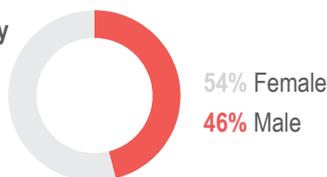**20%** of HHs reported having no property at all. Out of the **80%** who do:

HHs with income-generating property: 20%
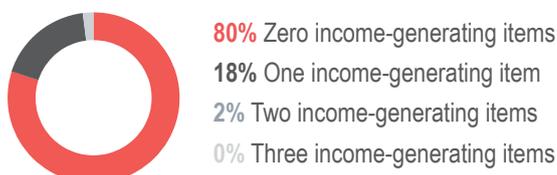
Most commonly reported type of property:

Livestock	62%
Solar panel	34%
Bicycle	14%

97% of property items are owned by one owner

Proportion of those by sex of owner:

54% Female
46% Male

17% of HHs that own property/assets reported having documentation proving ownership or legal access

% of HHs owning number of income-generating property items:

80% Zero income-generating items
18% One income-generating item
2% Two income-generating items
0% Three income-generating items

ACCESS TO INFORMATION

Most commonly reported sources and types of information HHs access:[3]

Source		
	Family and friends	61%
	Refugee Welfare Committee	41%
	NGO	32%

Type of information		
	Food distribution	96%
	Registration	78%
	Availability of services	59%

97% of HHs reported trusting the information they receive

Most commonly reported information needs of HHs by area:[3]

Food distribution	59%
Availability of services	51%
Safety	28%

LIVELIHOODS

HHs reporting perceived livelihoods challenges: **99%**
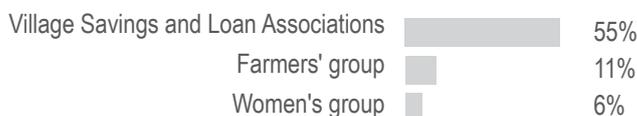
LIVELIHOODS SOURCES

Out of the **100%** of HHs who reported having a source of income, the most commonly reported sources are:[3]

Selling assistance	51%
Selling natural resources	28%
Street trade	21%

Most commonly reported livelihood groups HH members participate in:[3]

Village Savings and Loan Associations	55%
Farmers' group	11%
Women's group	6%

Most commonly reported livelihoods challenges:[3]

Lack of credit to start/continue a business	61%
Lack of work opportunities	56%
Lack of skills/qualifications	37%
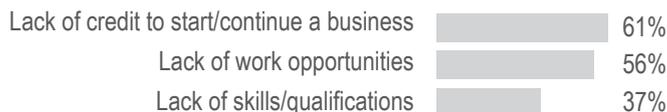
SKILLS AND ASPIRATIONS

88% of HHs have men of working age and **96%** of HHs have women of working age. Of those:

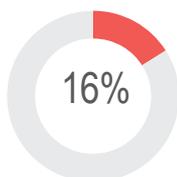**Most commonly reported livelihoods skills gained in country of origin:[3]**

Farming	69%	Farming	64%
Domestic work in the home	32%	Domestic work in the home	64%
Livestock	29%	Street trade	22%
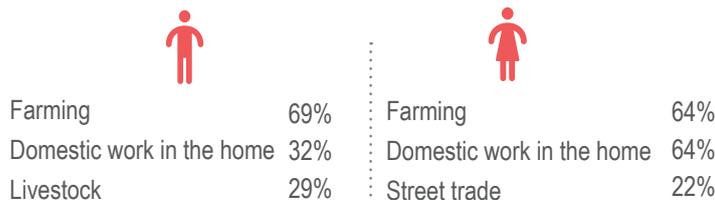
Most commonly reported livelihoods aspirations:[3]

Teacher	27%	Tailoring	38%
Driving	20%	Health worker	22%
NGO or social work	18%	Hairdressing	21%

MOVEMENTS WITHIN UGANDA

PAST MOVEMENTS

% of HHs that had at least one member move in the year prior to data collection: **16%**
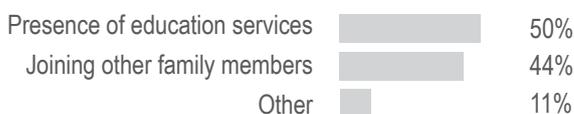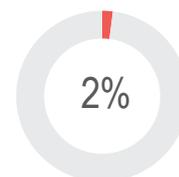
Of those:

Types of destinations:

17% 17% **22%** 44%

urban area | **rural area**
another refugee settlement | **another site in same refugee settlement**

Most commonly reported reasons for moving:[3]

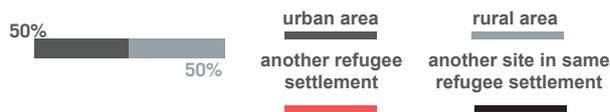|	
Presence of education services	50%
Joining other family members	44%
Other	11%

MOVEMENT INTENTIONS

% of HHs that have at least one member planning to move in the 6 months following data collection: **2%**

Of those:

Types of destinations:

50% 50%

urban area | **rural area**
another refugee settlement | **another site in same refugee settlement**

Most commonly reported reasons for planned movement:[3]

100% Presence of education services