

Type of Project:	Social Housing	Country:	Kosovo
Approach:	Contracted works	Realisation: Year:	2003-2004
Project name:	Social Housing Skenderaj	Version 1	Date: 2004



Initial Situation, Context.

The Ministry of Environment and Spatial Planning (MESP) has been developing a social housing programme during the year 2001. Contacts with SDC in view of joint implementation were taken in middle of year 2001 and first project possibility explored in the region of Peja, but later abandoned due to the lack of appropriate land and funding. The MESP then proposed the implementation of two projects in the municipalities of Deçan and Skenderaj at the end of 2002. 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 on December 13, 2002 from SDC to MESP, indicating a possible contribution of 200'000 Euro from SDC side, to match the contribution of 250'000Euro from MESP. Further funds are allocated by the relevant municipalities.

Goals, Beneficiaries:

The creation of social infrastructure for homeless people 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 and some commercial surfaces on the ground-floor.

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 built by a contractor (tender selection) with support of the Architect and the Working Group.

Partner(s):

The following partners participated in this programme:

- 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.

Implementation/Results:

The building was completed in June 2004, but occupied in December 2004 only, due to difficulties in the selection of the beneficiaries.

Constructions:

Year 2003-2004. The construction is traditional with blocks and concrete horizontal and vertical beams and pillars, with thermo-insulated façade, wooden roof structure covered with clay 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, canalisations, 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.

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 is still not finished after four months due to lack of decisions 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.

Finally, we have to mention that the commercial spaces on the ground floor are still not in use. Manly, it seems that it is due to the location of the building, not directly on the main street.

Lessons Learned: What was useful in the approach?

Very good cooperation with members of the working group (MESP, MS, Architect). This project will be implemented by the MESP in three other Municipalities.

Lessons learned: What should be done different next time?

Next time the priority should be closing TCS, but also improving general conditions, because during the selection of beneficiaries, we found out that many families, which are not living in the TCS, have very big needs and are without lands. So the commission (where we also participated) took the decision to include in the list of users of the Social House also some families which were living in very poor conditions.

Preconditions and Limitations for this approach:

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

Evaluations:

We shall make an evaluation of the project 6 months after starting to use the building. This evaluation will assess the general situation of the families in the building, and will have to be organized with the Municipality as owner of the building and with the support of the social welfare department.

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.