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SHELTER

Project	Housing
Project name	Durable Solutions for Collective Centre Residents DuSoCC in North Caucasus (Russian Federation) “(Roof +) One Dry Room” Programme

Region/Town	Chechnya (ChR)
GIS data (WGS 84)	---
Project type	Repair & partial rehabilitation (2000-2005) Extended rehabilitation (2006/2007) Reconstruction (2008/2009)
Typology	Individual housing
Approach	Self help
Beneficiaries	IDPs
Climate	Moderately continental
Special constraint	Earthquakes, landslides
Start / End of project	2000 / ongoing
Country GDP	9,075 USD/cap (2007)
Update	17 September 2009



Partners

Organisation (Implementer)	UNHCR Northern Caucasus (UNHCR Sub-Office Vladikavkaz & UNHCR Field Office Nazran)
Donor	UNHCR NC shelter programmes co-funded by SDC/SHA
IO/NGO partners	Danish Refugee Council - DRC
GO partners	Local administrations

Context to project

Initial Situation	Chechnya: UNHCR reintegration programme in favour of Chechen IDPs displaced in Chechnya itself
Goals, Beneficiaries	Durable housing solution in favour of temporarily accommodated especially vulnerable individuals (female headed families, elderly people, ...) 3 phases of the programme 2000-2009: - 2000-2005: “(Partial) Roof repair + 1 dry room” (minor repair; partial rehabilitation of slightly damaged objects) - 2006/2007: “Complete roof reconstruction + 1 dry room” (extended rehabilitation of seriously damaged objects) - 2008/2009: “Complete house reconstruction” (reconstruction of completely destroyed objects)
Implementations / Results	9,612 “One Dry Room” housing units 2000-2009 implemented in Chechnya: - 2000-2005 – “(Partial) Roof repair + 1 dry room”: 9,447 - 2006/2007 – “Complete roof reconstruction + 1 dry room”: 165 - 2008/2009 – “Complete house reconstruction”: 59



Reference data (comparative) figures 2009 for phase 3 "Complete house reconstruction" only			
Land plot (per house unit)	--- (not defined)	Garden (per house unit)	--- (not defined)
Ground floor (walls included)	48 m ² basis: RUS48 "self-help" standard layout (10.00 x 4.80); alternative solution: free layout (8.00 x 6.00)	Floor	1 floor, ground floor only
Occupants Ø	5.3 persons	Occupants min.	2 persons
Total house area	32.54 m ²	Surface/occupant	6.14 m ² /cap(5.3)
House volume (gross volume)	202.03 m ³	Volume/occupant	38.12 m ³ /cap(5.3)
Number of rooms	2 rooms	Occupants/room (= Occupants/object)	2.65 cap(5.3)/room
Heated area (= Total house area; net object area)	27.66 m ²	Heated area/occupant (= Surface/occupant)	5.22 m ² /cap(5.3)
Cost/unit (building material) DRC-ChR'09 "One Dry Room" Programme budget: RUB 8,017,445 as on 17 September 2009 (30 objects – 159 beneficiaries)	8,732 USD CBR Central Bank of Russia 17 September '09 30.6067	Cost/occupant	1,647 USD/cap(5.3)
Cost/m ²	182 USD/m ²	Cost/m ³	43 USD/m ³
Total housing cost (= Cost/unit)	8,732 USD CBR Central Bank of Russia 17 September '09 30.6067	Self help, virtual value of labour (material cost : work cost ~ 1 : 2)	~ 17,463 USD/object
Community development projects cost => infrastructure: - drinking water supply - power network connection - gas network connection - sewage / septic tank - access road	+ ~ 873 USD (= + ~ 10% of Total housing cost)	Community development projects cost/occupant => infrastructure: - drinking water supply - power network connection - gas network connection - sewage / septic tank - access road	+ ~ 165 USD/cap(5.3) (= + ~ 10% of Total housing cost)

Approach to results

Initial Situation

2002, when the programme has been started, immediately after the armed conflicts in the Caucasus ended (1st & 2nd war in Chechnya 1994-1996 & 1999-2001, the war following the secession of South Ossetia from Georgia 1989-1992 and the Prigorodny conflict between Ingushetia and North Ossetia 1992) there was a substantial number of IDPs and refugees in need of shelter assistance in North Caucasus.

The figures for Chechnya reads as follows:

- Chechnya (figures update as on 31.12.2005):
 - . IDPs (displaced in Chechnya itself): 59,879 Chechens

These IDPs and refugees have either been accommodated in collective centres in Chechnya, Ingushetia and North Ossetia or found a temporary accommodation in private sector. They live mostly in very poor conditions.

Approach

Individual dwelling houses rehabilitation; continuous programme upgrading since 2006: massive quantity reduction in favour of a substantial quality improvement, from simple minor roof repair to complete reconstruction of completely destroyed house.

Self-help approach: building material supply for reconstruction of a 48 m² housing unit; programme implementation by DRC as implementing partner.

Problems/Constraints

Volatile security situation 2000-2009 in Chechnya: substantial number of construction sites not accessible due to security reasons



Lessons learned

Housing objects construction in general under the following conditions only:

- plot developed: utilities available on site (water, power, gas)
- access all-weather road trafficable by trucks (building material supply)

Lesson learned from the "One Dry Room" programme in particular:

- requests of the beneficiaries for extension of the given maximum layout area (48 m²) should be consistently rejected to avoid delay or failure of completion (risk of "never ending project" in case of "self-help" approach)

Evaluation

A complete final 2000-2005 programme evaluation has never been done due to the enormous number of objects to be assessed (9,447 objects) and the volatile security situation in Chechnya (frequent unavailability of escorts provided by Khankala, the Chechen headquarters of NC security forces).

Final evaluations of all shelter programmes in Chechnya since 2006 (DRC-ChR'06, 07, 08) have been performed.

Prospects

Resumption of the improved "One Dry Roof" programme planned for 2010

Legal framework

Politically attached to

Numerous local administrations in Chechnya, mainly in Grozny town, Grozny rural, Gudermes, Urus-Martan & Achkhoy-Martan districts

Type of ownership

Private property

Construction information

figures 2009 for phase 3 "Complete house reconstruction" only

Construction			Cost USD	Repartition [%]
Building material supply to the beneficiary (self-help approach): full package for complete reconstruction of a 48 m ² house; material delivery in parts, i.e. upon completion of each construction phase: 1) foundations, 2) shell (bricklaying, roofing), 3) interior work (joinery, floors/ceiling, plastering, painting, installations)				
Building shell	Foundations	reinforced concrete; h ≥ 1.00	1,572	18
	Façades	two layers: outer shell d = 12 ⁵ + inner shell d = 12 ⁵	2,357	27
	Partitions	interior brickwork d = 12 ⁵	262	3
	Carpentering	roof type: gabled or hipped; roof slope 30° - 45°	524	6
	Covering	corrugated zinc-plated steel roof sheets, ridges capped	349	4
Interior work	Joinery	2 plastic windows (~ 1.08 x 1.39); entrance steel door (1.10 x 2.05)	699	8
	Floors	timber planking in bedroom; cement coating in all other rooms	961	11
	Ceiling	sandwich-type gypsum plasterboards & mineral wool (d = 5)	349	4
	Plastering	wall plastering in cement plaster	611	7
	Painting	walls & ceiling whitewash	175	2
	Installations	power (wiring), heating (gas connection), sanitation (water supply)	873	10
Total 17 September '09			8,732	100
assistance, admin, transport costs & loading/unloading costs included				

Urban planning

Distance to	Health center	---	(not defined; numerous locations)
	Education facilities	---	(not defined; numerous locations)
	Income activities	---	(not defined; numerous locations)
	Public transport	---	(not defined; numerous locations)
	Shopping facilities	---	(not defined; numerous locations)



For further information

Involved SHA construction group consultant	René Edward Knupfer Technical Coordinator SDC/SHA Seconded at UNHCR Northern Caucasus UNHCR Sub-Office Vladikavkaz
Other involved SHA consultants	Philippe Genoud (2002) Hans Weigum (2004)
Author/Contact:	René Edward Knupfer Technical Coordinator SDC/SHA Seconded at UNHCR Northern Caucasus UNHCR Sub-Office Vladikavkaz knupfer@unhcr.org
Recommended institutions:	UNHCR Northern Caucasus (UNHCR Sub-Office Vladikavkaz)
Recommended partners:	Danish Refugee Council - DRC
Recommended books/reports:	<ul style="list-style-type: none"> - UNHCR Shelter in Northern Caucasus 2000-2007 (PowerPoint presentation, 2007) - UNHCR Mission to Chechnya on 04 March 2009: UNHCR funded DRC 1-dry-room programme 2008 final report
Relevant other projects (links):	<ul style="list-style-type: none"> - DuSoCC-NC Housing Programme 2006-2009 (SDC/SHA Secondment at UNHCR Vladikavkaz) - RUS48 Standard "Self-Help" Houses Programme - DuSoCC-NC Housing Programme 2002-2007 (SDC/SHA Secondment at UNHCR Vladikavkaz) - "Box Tents" (BT) Programme
Annex	<ul style="list-style-type: none"> - Photo documentation I & II



Annex

**Durable Solutions for Collective Centre Residents (DuSoCC) in North Caucasus
(Roof +) One Dry Room" Programme 2008 in Chechnya (DRC-ChR'08)
photo documentation I**

housing object in Alkhan-Kala (Urus-Martan district), ulitsa Marksa 22
DRC-ChR'08-22 – Tsokaeva Zina Usmanovna



(first) status of completion on 17 September 2008



(final; the 3rd) status of completion on 04 March 2009



Annex

**Durable Solutions for Collective Centre Residents (DuSoCC) in North Caucasus
(Roof +) One Dry Room" Programme 2008 in Chechnya (DRC-ChR'08)
photo documentation II**

housing object in Alkhan-Kala (Urus-Martan district), pereulok Krasnopartizanski 15
DRC-ChR'08-21 – Matsagova Zargan Zaidinovna



(first) status of completion on 17 September 2008



(final; the 3rd) status of completion on 04 March 2009