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**SHELTER**

Project	<b>Owner-driven self-help housing</b>	
Project name	<b>Cash for Repair and Reconstruction Project (CfRR)</b>	
Country	SRI LANKA	 
Region/town	- District Trincomalee: 4885 hs - District Kilinochi: 265 houses - District Batticaloa: 1475 hs	
GIS data (WGS 84)	?	
Project type	<b>Repair / rehabilitation / New construction</b>	
Typology	<b>Individual housing</b>	
Approach	<b>Self-help / cash approach</b>	
Beneficiaries	<b>Returnee / war- and tsunami affected</b>	
Climate	<b>Hot, humid</b>	
Special constraint	<b>flood / tsunami / cyclone</b>	
start / end of project	<b>2005 / 2009</b>	
Country GNP	<b>4,300 USD/cap</b>	

**Partners**

Organisation (donor)	Swiss Consortium: Swiss Solidarity; SDC; HEKS.
IO/NGO partners	ActionAID, Swiss Red Cross; Austrian Red Cross; American Red Cross
GO partners	N/A
	Ministry of Housing and Common Amenities (NHDA); District Secretariat

**Context to project**

Initial Situation	<p>The Tsunami occurring on 26th December, 2004 has been catastrophic for Sri Lanka. It killed more than 31,000 people and injured some 23,000. More than 100,000 homes were destroyed or damaged, 500,000 people were displaced. About 70% of the coastline was directly affected – with damage ranging from a strip of some 50 metres inland in parts of the Jaffna region, to up to 1 km in some other areas.</p>
Goals, Beneficiaries	<p>The overall objectives of the project were to restore and improve in a sustainable manner the living conditions and capacities of tsunami- and war-affected communities on the East coast of Sri Lanka. In the first instance this would be done through the provision of appropriate housing including water supply and sanitation facilities, using a homeowner-driven approach thereby ensuring full responsibility for implementing the project.</p>
Implementations / Results	<p>The CfRR project consists of two separate cases. The 1st case are house-owner families whose house was fully damaged by the tsunami wave. They received a cash grant in 7 stages linked to the progress of the works. The 2nd case are house-owner families whose house was partially damaged by the Tsunami wave. Beneficiaries registered within this category are eligible to receive a cash grant in 5 stages.</p> <p>A&amp;SRC provided assistance in 2 categories: (i) financing of entirely new houses; and (ii) top-up financing where beneficiaries already received a base grant from the Government.</p> <p>A&amp;SRC have successfully supported the construction or the repair of around 6630 houses in three districts: (i) District Trincomalee: ca. 4885 houses; (ii) District Kilinochi: 265 houses; (iii) District Batticaloa: 1475 houses.</p>

## Reference data (comparative / average / complete new house 2009)

Land plot (per house unit)	600 m <sup>2</sup>	Garden	535 m <sup>2</sup>
Ground floor (incl. walls)	65 m <sup>2</sup>	Floor (incl. walls)	1 floor
Occupants max.	8 persons	Occupants min.	2 persons
Total house area	65 m <sup>2</sup>	Surface / occupant	13 m <sup>2</sup> /cap
House volume (outside dimension)	225 m <sup>3</sup>	Volume / occupant	45 m <sup>3</sup> /cap
Number of rooms	3 rooms	Occupant / room	2 cap/room
Heated area	0 m <sup>2</sup>	Heated area/occupant	0 m <sup>2</sup> /cap
cost /unit	7,500 USD	cost/occupant	1,500 USD/cap
cost/m <sup>2</sup>	115 USD/m <sup>2</sup>	cost/m <sup>3</sup>	34 USD/m <sup>3</sup>
Total housing cost	7,500 USD	Self help (beneficiaries)	1,500 USD/cap
community development projects cost	0 USD	Comm. Dev. cost/occupant	0 USD/cap

## Approach to results

### Initial Situation

About 7,800 houses were destroyed by the tsunami in the region of Trincomalee. A majority of the people living in the area of Kuchchaveli rely on fishery for their livelihood. Before the tsunami most of them lived in basic mud huts with palm-leave roofing or in simple cadjun huts solely made of palm leaves. Some houses made of brick, were also fully damaged by the waves. The villages were heavily affected during the civil war; while a majority of the Tamil-families fled to surrounding LTTE-controlled areas or to India, Sinhala families fled to the South of Sri Lanka; they only returned to their land after the ceasefire agreement in 2002. Due to the tsunami, these families are again homeless and live in temporary shelter or private accommodation, e.g. with relatives, in the area.

### Approach

The Government encourages owner-driven housing reconstruction. Eligible families are provided with grants and construction is managed by the individual families. The CfRR project is designed to assist house owners with multiple cash instalments to repair or reconstruct fully or partially destroyed houses outside the buffer zone according to local construction standards.

ASRC implemented the construction or the repair of permanent houses including water and sanitation facilities with a community-participatory or so called 'homeowner-driven' approach, thereby leaving the planning, implementation and ownership of the project from the very beginning to the homeowner.

The cash grant is being deposited into specific beneficiaries' bank accounts in stepwise instalments which are linked to a predefined construction progress (milestones) of the house.

The Swiss Red Cross was responsible for quality control and for technical support and assistance to those beneficiaries who are not capable to contract the construction work-force and to organise the construction material needed. Therefore, the Swiss Red Cross deploys technical assistance teams to elaborate together with the beneficiaries procedures on how the complete the next construction stage.

### Problems/Constraints

Delays in an operation of this scale are inevitable. Most delays relate to external factors which range from (i) the escalation of the conflict in the north and east of Sri Lanka over (ii) recurring countrywide shortages of building materials to (iii) administrative delays caused by delays in payments to the beneficiaries also slowed down the construction process in some cases. However, many of the recovery projects were always intended to have long time frames as they have been integrated into the risk reduction programmes of the Sri Lanka Red Cross, which are focused on working with communities to reduce their future vulnerability to disasters.

## Lessons learned

Projects with cash instalments have proven to be very successful in Sri Lanka. ASRC experienced in Kilinochchi, Batticaloa and in Trincomalee (CfRR-program) that homeowner-driven housing projects show quick and satisfying results, also due to a higher degree of identification of the beneficiaries with their houses.

Positive experiences are also confirmed by the Government of Sri Lanka ("homeowner-driven reconstruction programme"), the International Federation of Red Cross and Red Crescent Societies (IFRC) operating through UN-HABITAT, Caritas/EHED, Help of Germany, etc.

## Evaluation

Our experience was that it was very stimulating and motivating for the beneficiaries to rebuild their own house. This approach also assisted the revival of local economies through expansion of industry, creation of jobs and active involvement in re-constructing one's own home, which in itself, is an important part of post-trauma healing.

## Legal framework

### Politically attached to

- District Trincomalee: villages of Pudavaikadu, Kinniya, Muthur, Town & Gravets, Kuchchaveli, Eachilampattai.
- District Kilinochi: village of Kanakinagar;
- District Batticaloa: villages of Kattankudy; Savukaddy; Talavai; Kaluwakerni; Nasiventivu; Redbananpuram; Mavativembu, Sitandy;

### Type of ownership

All plots and houses are property of the beneficiaries

## Construction information (in case of completely new house)

### Construction

#### Structure

Foundations	made of natural stone rubble masonry
Walls or columns	10 cm burned brick walls plus concrete columns and ring-beams
Facade	cement plastering, painted
Roof	timber trusses with clay tiles
Earthquake protection	incorporated in design of buildings

#### materials

Floor surface	cement screed with floor paint
Walls	burned bricks locally produced
Doors	wooden frames and doors
Windows	wooden frames with glass windows
Ceiling	N/A
Thermal insulation	N/A

#### wat/san

Roofing	treated timber trusses with clay tiles
Water	individual wells
Toilets	provided and connected to septic tanks and soak-away pits

#### equipment

Waste water	kitchen sinks connected to soak-away pits
Rain water	N/A
Heating system	N/A
Electricity connection	individual connections to each house provided if required
Telephone connection	not available / mobile network operational
Cooking facilities	kitchen with chimney provided (no equipment except kitchen sink)

### Total

**\$7,500 100%**

## Urban planning

### Distance to

Health centre	5 km
Education facilities	2 km
Income activities	2 km
Public transport	1 km



## For further information

Involved SHA construction group consultants	N/A
Other involved SHA consultants	N/A
Author / Contact:	Swiss Red Cross
Recommended Institutions:	PNSs
Recommended partners:	Swiss Consortium
Recommended books/reports:	EoM reports of Construction Delegates
Relevant other projects (links):	Relocation project in Trincomalee District
Annex	Plan of houses and pictures

