

Type of Project:	<b>Social Housing</b>	Country:	<b>Kosovo</b>
Approach:	<b>Contracted works</b>	Realisation: Year:	<b>2003-2004</b>
Project name:	<b>Social Housing Deçan</b>	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 requested 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 250'000 Euro 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 from Decan, consists in one new apartment building with 16 apartments, and some commercial surfaces on the ground-floor.

We created a working group for the development and the supervision of the project. 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 Deçan as owner of the building and as co-financer of the project.
- The Kosova Trust Agency to approve the land use.
- The State Owned Company Gjeravica who put the land at the disposal of the Municipality.
- The local urbanism department who delivered the building permit.
- The Architect Urbis for the project and supervision.
- The Contractor Çlirimi for the construction works.

### Implementation/Results:

The building was completed in June 2004 but was occupied in April 2005 only, due to difficulties in the Municipality for 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 thermo pan glass. The floors are covered with ceramic tiles in the common areas such as staircases, corridors, laundry, entrance and central heating room and in the bathrooms. The floors in the apartments are from wooden boards. The walls are plastered and painted. The building is connected to the water, canalisation, electricity and telephone networks and equipped with lightning conductor.

### Cost, Financing:

The project is a joint programme of the MESP, the Municipality and SDC, with the following participation:

SDC Financed by FOR: € 101'765 (CHF 152'647). For studies: € 1'765, for building works: € 100'000.

MESP Total budget was: € 125'000 but they also covered the extra costs for about € 60'000.

Municipality Total budget was: € 57'000

Total cost: About € 344'000

### 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 result we have 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?

Closing of the Temporary Community Shelter "Garibaldi" in Decan.

Possibility to give support to the MESP (tender analyses) and during the site supervision. (Weekly meetings).

### Lessons learned: What should be done different next time?

Next time, for a similar project, we would participate only if we are leading the group or if we can do it alone.

### Preconditions and Limitations for this approach:

- The first precondition was the situation in the TCS in Kosovo.
- 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.

We shall also verify that the Garibaldi camp is closed.

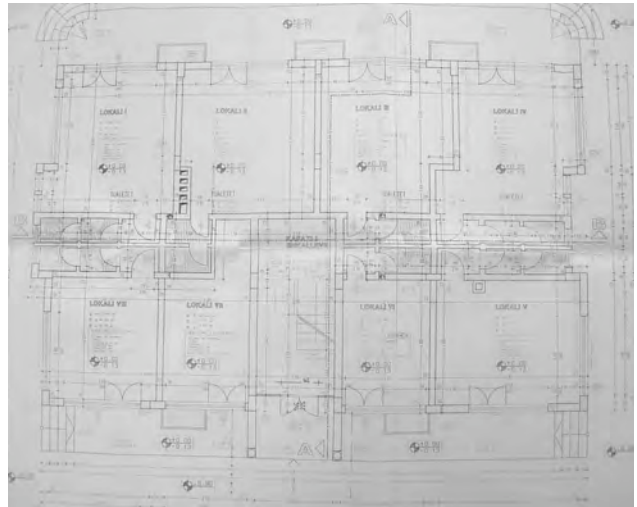
### For further information:

<b>Recommended Contacts:</b>	Coof Pristina
<b>Recommended Institutions:</b>	SDC/SHA, desk Europe +CIS
<b>Recommended books/reports:</b>	SDC/SHA Fact Sheet June 2002: "The Swiss Contribution"
<b>Relevant other projects (links):</b>	Similar SDC/SHA Projects in Kosovo.

**Annex:** (technical drawings, schemata) see page: 3  
**Plans of the project**

## Basement plan

## Ground floor plan



### First floor to fourth floor plan

### Roof floor plan