



## SHA Swiss Humanitarian Aid Unit Specialized Group for Construction Virtual Library of "Best Practices"

| Type of Project: | Foster Housing              | Country:           | Kosovo     |
|------------------|-----------------------------|--------------------|------------|
| Approach:        | Contracted works            | Realisation: Year: | 2003-2004  |
| Project name:    | Foster Homes in Mali-Zvecan | Version 1          | Date: 2004 |





## **Initial Situation, Context**

The lack of space for socially vulnerable persons remains a major problem in Kosovo. This concerns mainly elderly people, and people still living in Temporary Community Shelters, TCS (Temporary Community Shelters is the name for collective centres in Kosovo). According the assessment of the humanitarian needs done by the Co-of in September 2002, there are 4000 persons living in 51 TCS.

The objective of the HA/SHA operations remains the improvement of general living conditions by setting up the necessary technical and social infrastructure framework. In all this, construction plays a major role: the rebuilding of houses for the most vulnerable population, the refurbishment of apartment blocks for social cases and the construction of social institutions such as semi-protected apartments, foster homes, etc.

#### Goals. Beneficiaries:

The aim of this project is to host 10 to 20 elderly Croatian Serb persons and 2 foster families, who are actually living in collective centres in Northern Kosovo.

## Approach:

The project consists in the construction of two apartment blocks, in Zvecan, in northern Mitrovica. The project is based on the similar project already developed and implemented in Serbia by our Belgrade shelter office.

Each building shall contain 1 apartment with 3 rooms for the host family, 5 single room apartments (One or two persons per room) for the elderly people and one common room.

The total surface of each building is estimated to 280 m2.

The foster family will be selected among vulnerable families from a collective centre and will benefit from a full apartment instead of one room and get social help according to their situation.

The beneficiaries are living from the social assistance, as they are all elderly people and social cases.

## Partner(s):

The following partners participated in this programme:

- FOR, (Federal Office for Refugees) for the financing of the project.
- The UNHCR as the agency in charge of refugees.
- The UNMIK administration in Northern Mitrovica.
- The Municipal department of reconstruction and planning, and the cadastre department.
- The architect Vlada Radulovic in Mitrovica for project and for supervision.
- The contractor Megaron for the execution of the project.

## Implementation/Results:

Construction of two new buildings on a Municipal owned land in Mali-Zvecan.

- The programme was implemented by a local contractor.
- The selection of contractors was made on tender.
- The work consists in construction of 2 buildings linked by a common terrace.
- Payments to the contractors where made according the work progress.

#### **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 wood with thermopan glass. The floors are covered with ceramic tiles in the corridors and bathrooms, with wooden planks in the rooms. The walls are plastered and painted. The building is connected to the water, canalisations, electricity networks and equipped with lightning conductor.

## Cost, Financing:

Financed by FOR.

Total cost: E 231'979 (CHF 347'968).

Studies € 4'750, Building works € 219'587, Furniture € 6'522, Divers € 1'120.

#### **Problems/Constraints:**

Generally, the main difficulty for this project, as well as for all project in the Northern part of Mitrovica, is that I could only go there alone. I could not, for security raisons, sent one of my architects, nor ask the architect from Mitrovica to come to Pristina. The same is valid with the contractor. Over that, the telephone connection is not easy or impossible from Pristina with numbers starting with 064. (Northern Mitrovica) Furthermore, some documents have to be translated in Albanian and in Serbian or from Serbian and I do not have the staff to do it in Pristina. I was helped for that by the architect and by one field officer from the UNHCR. The main technical problem, a part from the road condition, was the water and electricity supply and the sewerage canalisations. We had to link the buildings with the existing infrastructure about 250 meters away, but in a rocky and sloppy soil. This was the raison for some extra works.

We had to stop the works for the winter time and we resumed it beginning of March 2004. We had some delays due to the March events in Kosovo, and finally the works were completed on June 28<sup>th</sup> 2004.

## Lessons Learned: What was useful in the approach?

The existence of a similar program implemented by our SDC office in Serbia was a good starting point.

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

We should make the building owner (Municipality) aware of the need to ask in time the connection of the building to the infrastructure. (Water, electricity, canalisations, telephone).

## Preconditions and Limitations for this approach:

- Close Cooperation with local Authorities. (Major, Cadastre, Urbanism, etc.)
- Construction Office with administrative and technical capacity to implement the project.

## **Evaluations:**

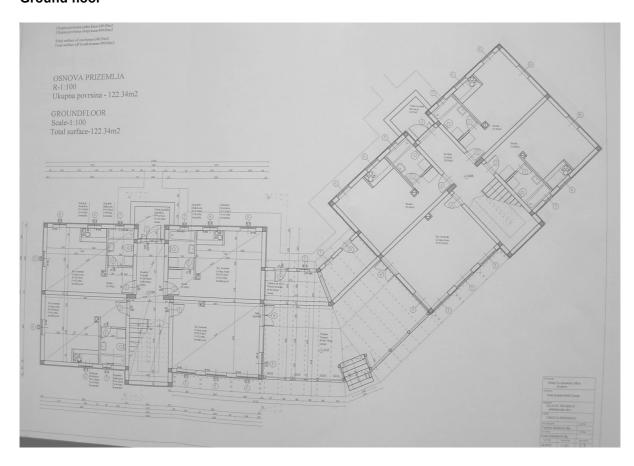
Next school year, a practical evaluation can be obtained through visits and from the school director and the school authorities in Mitrovica.

## For further information:

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

Annex: (technical drawings, schemata) see page: 3

# Plan of the project Ground floor



# First floor

